

# Foxhall



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## Lancaster Way

Claydon, Ipswich, IP6 0DX

Price £300,000



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2



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## Front Garden

Mostly laid to lawn with a slate shingle border with a concrete pathway leading to the front door and there is a gate to the side of the property which leads to the rear garden. There is a large greenery in front of the front garden and the access to the communal car parking area which also leads to the garage.

## Entrance Hallway

Entry via a double glazed obscure door facing the front with a double glazed obscure window facing the front, access to the stairs, USB sockets, radiator and a door into the lounge.

## Lounge

16'1" x 12'11" (4.90m x 3.94m)

Double glazed window facing the front, coving, laminate flooring, radiator, feature opening of a chimney breast, USB sockets and a door into the kitchen/dining room.

## Kitchen/Dining Room

20'4" x 16'0" (6.20m x 4.88m)

Double glazed window facing the side, double glazed UPVC obscure door to the side going out into the side passageway, understairs cupboard used as a pantry, double glazed French style doors going out into the garden, door to the ground floor shower room, spotlights, wall and base fitted units with cupboard and drawers, double built-in oven with grill function, electric induction hob with a triple cooker hood above, integrated dishwasher, plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, waste disposal drawer, tiled splash-back, two modern floor to ceiling radiator, large breakfast bar which seats four comfortably, press down and pop up wireless charging unit within the breakfast bar with a USB charge and plug in points and USB sockets with Karndean Herringbone flooring.

## Downstairs Shower Room

8'6" x 3'2" (2.59m x 0.97m)

Double glazed obscure window facing the rear, extractor fan, spotlights, step-in shower cubicle with splash-back boarding, vanity wash hand basin with a mixer tap and tiled splash-back, low-flush W.C., heated towel rail and fully tiled walls and flooring.

## Landing

Access to the loft, double glazed obscure window to the side, airing cupboard which houses the Viessmann combi boiler and doors to bedrooms one, two, three and the bathroom.

## Bedroom One

13'7" x 10'3" (4.14m x 3.12m)

Double glazed window facing the rear, radiator and coving,

## Bedroom Two

13'0" x 8'0" (3.96m x 2.44m)

Double glazed window facing the front, USB sockets and a radiator.

## Bedroom Three

7'11" x 7'7" (2.41m x 2.31m)

Double glazed window facing the front, radiator and a fixed fitted wardrobe.

## Bathroom

6'6" x 5'8" (1.98m x 1.73m)

Double glazed obscure window to the side, low-flush W.C., pedestal wash hand basin with hot and cold taps, panel bath with a mixer tap and a shower attachment over, stainless steel heated towel rail, spotlight, extractor fan and tiled splash-back.

## Rear Garden

Fully enclosed north westerly facing rear garden

enclosed by panel fencing, mostly laid to lawn with pathways, access to a shed which has its own power and electric and a large decking area to the rear perfect for entertaining or alfresco dining, passageway at the side of the property which is under a carport cover which gives you access to power and outside tap and a gate leading to the front garden.

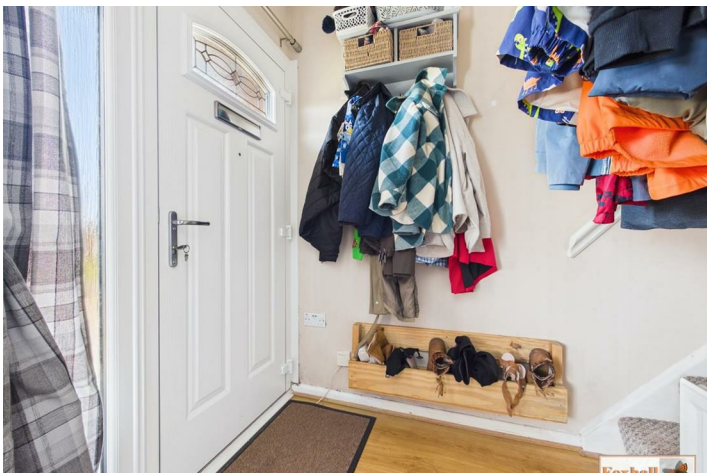
### Agents Notes

Tenure - Freehold

Council Tax Band -B

Communal Car Parking







## Road Map



## Hybrid Map



## Terrain Map



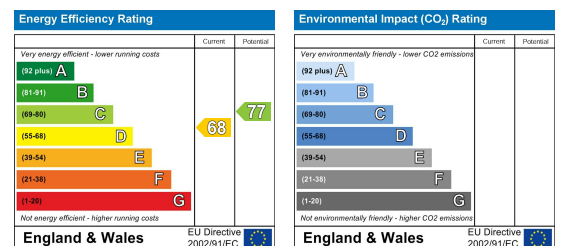
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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