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St Gotthards Avenue

Falcon Park, Ipswich, IP5 3RT

Offers in excess of £130,000



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NO ONWARD CHAIN - POPULAR FALCON PARK DEVELOPMENT - TWO DOUBLE BEDROOMS - MODERN SHOWER ROOM - WALK-IN DRESSING ROOM - EN-SUITE TO BEDROOM ONE - FRONT, REAR & SIDE GARDENS - OFF-ROAD PARKING - LPG GAS HEATING.

Foxhall Estate Agents are delighted to offer for sale this two double bedroom park home situated on the popular Falcon Park development with the added bonus of no onward chain.

The property comprises of kitchen breakfast room, dining area, lounge area, entrance hall, two double bedrooms, dressing area and en-suite to bedroom one, shower room with double walk-in shower cubicle, LPG gas central heating, off-road parking, front, rear and side gardens, entrance porch and UPVC double glazing.

Falcon Park is conveniently located towards the outskirts of Martlesham Heath which is well served by an excellent range of local amenities including Tesco superstore, local shops and also the Martlesham Heath Retail Park which has local butcher, bakery, fish & chip shop, post office, close to the Douglas Bader public house and a very short drive to the A12 and within 5 minutes drive of the A14.

In the valuers opinion with this property being offered with no onward chain an early internal viewing is advised.

Front Garden

Block paved driveway providing off-road parking with steps leading up to the entrance. The remainder of the

garden has raised flower bed with shingle borders and patio walkway with dual access to the rear garden with outdoor lighting.

Entrance Porch/Utility

7'3" x 5'0" (2.21m x 1.52m)

Access via UPVC double glazed entrance door, wood effect flooring, UPVC double glazed window to the rear, electric panel radiator, roll-edge worksurface with cupboards under and a UPVC double glazed door giving access to the entrance hallway.

Entrance Hallway

Access via a side UPVC double glazed entrance door, radiator, carpeted flooring, coved ceiling, storage cupboard and doors giving access to the lounge.

Lounge / Dining Area

19'4" x 11'0" (5.89m x 3.35m)

Lounge - UPVC double glazed window to side, UPVC double glazed bay window to front, radiator, coved ceiling, feature fireplace with electric flame effect fire inset and access to the dining area.

Dining Area - UPVC double glazed bay window to front, radiator, coved ceiling and door giving access to the kitchen.

Kitchen/Breakfast Room

14'11" x 7'9" (4.55m x 2.36m)

UPVC double glazed window to side, single drainer sink with a mixer tap inset into a roll-edged worksurface with cupboards and drawers under and matching above, space and plumbing for a washing machine, built-in oven, built-in hob with extractor hood over, space for a fridge freezer, radiator, breakfast bar, wood effect vinyl flooring, coved ceiling, tiled splash-backs, storage cupboard and a further cupboard housing a Worcester combi LPG boiler.

Bedroom One

10'7" x 9'3" (3.23m x 2.82m)

UPVC double glazed window to side, coved ceiling, radiator, range of fitted drawers and bench seat and doors giving access to the dressing room and en-suite.

Walk-in Dressing Room

5'62" x 4'0" (1.52m x 1.22m)

Coved ceiling, radiator, plenty of hanging spaces for clothes etc.

En-suite

5'7" x 5'0" (1.70m x 1.52m)

UPVC double glazed obscure window to rear, shower cubicle with independent shower over, radiator, low-level W.C., pedestal wash hand basin with tiled splash-back, coved ceiling, extractor fan and carpeted flooring.

Bedroom Two

10'7" x 9'4" (3.23m x 2.84m)

UPVC double glazed window to rear, radiator, carpeted flooring, range of fitted wardrobes and vanity units and coved ceiling.

Shower Room

6'5" x 5'6" (1.96m x 1.68m)

Walk-in double shower cubicle, UPVC double glazed obscure window to side, extractor fan, low-level W.C., radiator, tile effect vinyl flooring, vanity wash hand basin with a mixer tap and tile splash-back and coved ceiling.

Rear Garden

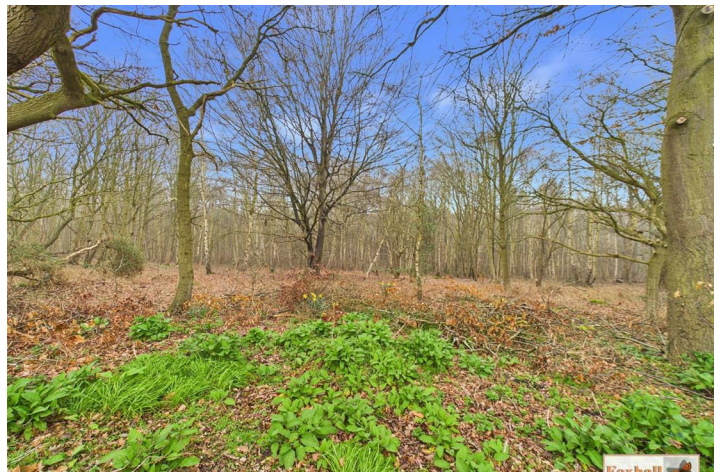
The property benefits from rear and side gardens, the rear has a patio to the left hand side of the property, artificial lawn area and Calor gas tank, to right hand side with purple gravel and a decorative area with steps leading up to the side entrance.

Agents Notes

Tenure - Freehold

Council Tax Band - A





Road Map



Hybrid Map



Terrain Map



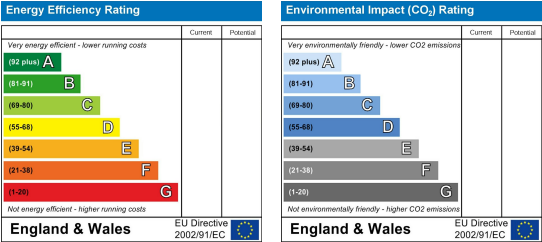
Floor Plan



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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