

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Lancaster Way

Claydon, Ipswich, IP6 0DX

Price £300,000



3



1



2



Lancaster Way

Claydon, Ipswich, IP6 0DX

Price £300,000



Lancaster Way

SEMI DETACHED HOUSE - THREE BEDROOMS - EXTENDED KITCHEN/DINING ROOM - GROUND FLOOR SHOWER ROOM - LARGE LOUNGE - FIRST FLOOR BATHROOM - WELCOMING ENTRANCE HALL - FULLY ENCLOSED NORTH WESTERLY FACING REAR GARDEN - GARAGE & COMMUNAL CAR PARKING

Foxhall Estate Agents are delighted to offer for sale situated in a quiet cul-de-sac in the popular village of Claydon is this extended three bedroom semi detached house.

The property boasts a large extended kitchen/dining room with a Howdens kitchen which was fitted in 2023, ground floor shower room, large lounge and entrance hall, three bedrooms, first floor bathroom, north westerly facing rear garden with a shed with power, a garage and off-street parking via communal car parking

The popular village of Claydon offers plenty of local amenities including local shops, local bus routes into Ipswich town centre and neighbouring villages such as Needham Market, Bramford and Sroughton, public houses, good school catchment (subject to availability) and easy access to A12/A14.

In the valuer's opinion this is a lovely extended property and an early internal viewing is highly advised.

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.

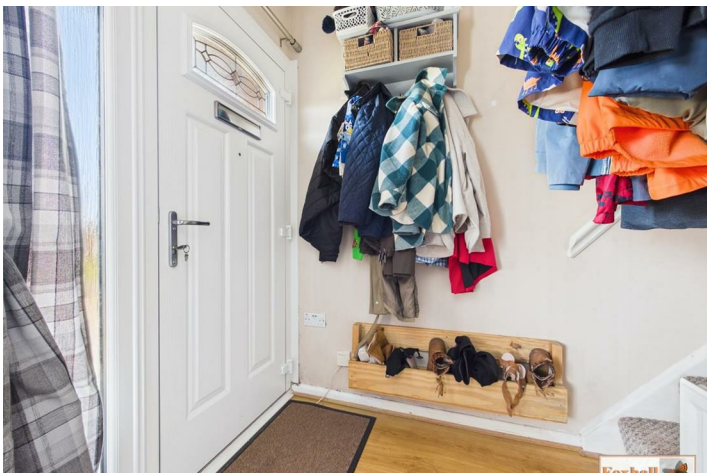
Agents Notes

Tenure - Freehold

Council Tax Band -B

Communal Car Parking







Road Map



Hybrid Map



Terrain Map



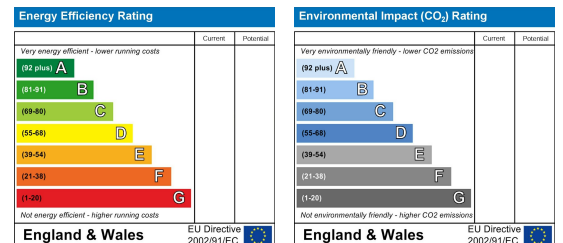
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.