



Stone Lodge Lane | Ipswich | IP2 9PF

Asking Price £650,000 Freehold

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estate agents

Stone Lodge Lane, Ipswich, IP2 9PF

A superior five double bedroom executive detached family home boasting impressive proportions and presented to an exceptional standard throughout. Located within a prime South West cul-de-sac exclusively serving four similar properties, convenient to the town centre, London mainline train station, waterfront and St Joseph's Independent College, the excellent accommodation comprises; entrance reception, contemporary kitchen-family room with integrated NEFF appliances and separate utility off, formal sitting room, office and cloakroom on the ground floor with landing, two double bedrooms, master bedroom suite with dressing area and luxury four-piece bathroom, and family bathroom on the first floor with landing, two further double bedrooms and shower room on the second floor. The frontage provides parking and access to the double garage whilst the pristinely kept rear garden is mainly laid to mature lawn and sandstone patio with seating and dining areas. Further benefits include a modern app operated alarm system, CCTV and air conditioning in the rooms identified. Viewing is highly recommended.

SHELTERED ENTRANCE

Double glazed door to entrance reception.

RECEPTION HALL

16' 2" x 7' 5" approx. max. (4.93m x 2.26m) Inset mat-well, radiator, engineered natural wood flooring, built-in cupboard, stairs rising to first floor, oak doors to.

KITCHEN-FAMILY ROOM

33' 5" x 13' 10" approx. max. (10.19m x 4.22m) Two double glazed windows to front, double glazed bi-fold doors to garden, three radiators, air conditioning, contemporary range of base and eye level fitted cupboard and drawer units, quartz worktops with extending breakfast bar, integrated NEFF appliances including two glide and slide ovens, inset induction hob with extractor over and dishwasher, undermounted sink unit with mixer tap, dining and lounge area with television point, wood effect LVT flooring, LED ceiling lights, opening through to utility room.

UTILITY ROOM

8' 8" x 5' 7" approx. max. (2.64m x 1.7m) Double glazed door to outside, base and eye level fitted cupboard and drawer units, quartz worktop, spaces for fridge-freezer, washing machine and tumble dryer, wall mounted gas fired boiler, wood effect LVT flooring, LED ceiling lights.

FORMAL SITTING ROOM

16' 2" x 14' 3" approx. max. (4.93m x 4.34m) Double glazed window to front, two radiators, coal effect living flame gas fire with surround, mantle and hearth, television, telephone and broadband points, LED ceiling lights.





OFFICE/ FORMAL DINING ROOM

12' 6" x 10' 11" approx. max. (3.81m x 3.33m) Double glazed window to front, built-in sliding wardrobes, radiator.

CLOAKROOM

Ladder style chrome heated towel rail, corner pedestal hand wash basin, low-level WC, wood effect LVT flooring, extractor fan.

STAIRS RISING TO FIRST FLOOR

FIRST FLOOR LANDING

19' 2" x 9' 9" approx. max. (5.84m x 2.97m) Double glazed window to front, radiator, built-in cupboard housing hot water tank, stairs rising to second floor, LED ceiling lights, oak doors to.

MASTER BEDROOM SUITE

16' 2" x 14' 6" approx. max. (4.93m x 4.42m) Double glazed window to front, radiator, television point, air conditioning, television point, LED ceiling lights, opening through to dressing area.

MASTER SUITE DRESSING AREA

10' 5" x 6' 9" approx. max. (3.18m x 2.06m) Double glazed window to rear, radiator, triple built-in double wardrobes, LED ceiling lights, oak door to en-suite bathroom.

MASTER EN-SUITE BATHROOM

10' 3" x 7' 7" approx. max. (3.12m x 2.31m) Obscured double glazed window to rear, luxury four-piece contemporary suite consisting panelled bath with central waterfall and push button thermostatic mixer control, double shower cubicle with push button thermostatic shower mixer control, mounted hand wash basin with mixer tap set upon drawer unit, low level WC, extractor fan, LED ceiling lights.

BEDROOM TWO

12' 6" x 12' 4" approx. max. (3.81m x 3.76m) Double glazed window to rear, radiator, air conditioning, built-in twin double wardrobes.

BEDROOM THREE

12' 6" x 10' 3" approx. max. (3.81m x 3.12m) Double glazed window to front, radiator, air conditioning, built-in twin double wardrobes.

FAMILY BATHROOM

10' 3" x 7' 9" approx. max. (3.12m x 2.36m) Obscured double glazed window to rear, ladder style heated towel rail, contemporary four-piece suite consisting panelled bath with central mixer, double shower cubicle with thermostatic shower, mounted hand wash-basin with mixer tap set upon cupboard unit, low level WC, part tiled walls, wood effect tiled floor.

STAIRS RISING TO SECOND FLOOR

SECOND FLOOR LANDING

9' 2" x 8' 8" approx. max. (2.79m x 2.64m) Twin double glazed Velux roof windows to rear, radiator, LED ceiling lights, oak doors to.

BEDROOM FOUR

17' 7" x 14' 7" approx. max. (5.36m x 4.44m) Double glazed dormer window to front, twin double glazed Velux roof windows to rear, two radiators, air conditioning, built-in cupboard.

BEDROOM FIVE

17' 7" x 11' 7" approx. max. (5.36m x 3.53m) Double glazed dormer window to front, twin double glazed Velux roof windows to rear, two radiators, air conditioning, door access to eave storage.

SHOWER ROOM

6' 10" x 6' 3" approx. max. (2.08m x 1.91m) Radiator, shower cubicle with thermostatic shower, pedestal hand-wash basin with mixer tap, low level WC, predominantly tiled walls, wood effect flooring.

OUTSIDE

The frontage provides off road driveway parking and access to a detached double garage with twin up and over doors, there is gated pedestrian access to the rear and a cobble path betwixt mature lawn leading to the front door. To the rear there is a private South Westerly facing pristinely kept sun-trap garden enjoying an open outlook predominantly laid to established lawn and sandstone patio, there are opposing seating and sheltered dining areas, summerhouse, integral brick store, stocked beds and personal door access to the double garage. External hot and cold taps and lighting.

IPSWICH BOROUGH COUNCIL

Tax band F - Approximately £2,905.63 PA (2021-2022).

SCHOOLS

St Joseph's Independent College, The Oaks Primary and Suffolk Academy High.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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