



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Druce Estate & Letting Agents Ltd
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About us: Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded there services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of experience in the industry both locally and in Canada and always strive to give their customers an outstanding service and successful results.

THE PROPERTY MISEDSCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Very energy inefficient - higher running costs	Very energy inefficient - higher running costs
82	52

Environmental (CO ₂) Impact Rating	
EU Directive 2002/91/EC	2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Very environmentally unfriendly - higher CO ₂ emissions	Very environmentally unfriendly - higher CO ₂ emissions
82	52

836 Foxhall Road, Ipswich, Suffolk, IP4 5TP

£409,995

Property Summary

Deceptively spacious, stunning tastefully renovated 4 double bedroom detached bungalow with (1 en suite) plus fabulous family bathroom. It also benefits from a stylishly new kitchen/dining room, inviting living room with conservatory which overlooks the generous south facing garden and detached oversized garage/workshop. Excellent popular location close to Broke Hall Primary & Copleston High School, Nuffield/Health Road Hospitals, shopping centres & with easy commuting for the A12/A14

OPEN HOUSE SATURDAY 23RD FEBRUARY (BETWEEN 1 - 2PM) Please contact us to register your interest.

Property Features

- Recently renovated 1920's, welcoming 4 bedroom detached bungalow
- New contemporary high gloss kitchen/dining room, oak worktops plus built in double oven/hob
- Welcoming living room, feature fireplace (ready for possible future wood burner)with inset recess
- Sliding doors to Conservatory which overlooks the garden
- Master bedroom with shower en suite, plus 3 further double bedrooms



Property Description

Please contact us to register your interest. This 4 bedroom bungalow which has been extensively renovated also has full planning permission for a large single storey vaulted extension to the rear of the property. Once inside the porch provides a welcoming entrance to the wide hallway which runs almost the length of the bungalow. A combination of glazed and solid oak doors lead off to the bedrooms, bathroom and cloakroom to the front of the property and the stunning bright living and conservatory plus fresh kitchen / diner overlooks the lovely back garden. A door to the side leads to the garage and undercover store area and double wrought iron gates which secure the garden and long driveway. All in all a substantial well proportioned excellent quality home situated in popular Rushmere St Andrew is ready for either couples or growing families to move in and enjoy. NO CHAIN - FAST POSSESSION POSSIBLE

About Rushmere St Andrew

Rushmere St Andrew is a village, civil parish and electoral ward adjacent to part of the eastern edge of the borough of Ipswich in the Suffolk Coastal district of Suffolk, England.

Directions

From our office proceed towards the traffic lights. Turn right onto station road, stay on this road until you meet the A12. Turn left onto the A12 and follow the A12 until the Foxhall Road Roundabout (2nd roundabout after the Tesco Martlesham turn off) take the 3rd exit onto Foxhall Road, the property is located approximately 1.5 miles down the Road and just a few properties in after Brookhill Way on the left hand side.

Viewings

By accompanied appointment with a member of staff.

Local Authority

Suffolk Coastal District Council, Council Offices, Melton Hill, Woodbridge, Suffolk IP12 1AU

Tel: 01394 383789

Tax Band D

NB Items depicted in the photographs are not necessarily included in the sale.

Services

Electricity, gas, mains drains and water are connected to the property.

Can we help you with an up to date valuation of your property? We can also recommend excellent professionals for a mortgage or legal representation.

