



Foxhall Road | Ipswich | IP4 5TE

O.I.E.O £490,000 Freehold

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# Foxhall Road, Ipswich, IP4 5TE

This detached family home is located to the East of Ipswich within close proximity to the hospital, local shops and bus service. The property has been extended on the ground floor providing flexibility for granny annexe/teenage retreat offering a bedroom and bathroom on the ground floor. The accommodation is arranged over two floors comprising entrance hall, lounge, sitting room, open plan kitchen/dining, G/F cloakroom, utility room, bedroom, bathroom, integral garage, first floor with 3 double bedrooms and family bathroom. Outside there is off road parking, access to good size South facing rear gardens enhanced by outside entertaining area, below ground heated swimming pool, hot tub to remain, summer house, lawn, well stocked mature flower and shrub borders. EARLY INSPECTION RECOMMENDED.

## ENTRANCE HALL

Double glazed door with side panels into entrance hall, karndean flooring, radiator, stairs to first floor, doors to G/F cloakroom, utility, lounge & sitting room.

## LOUNGE

12' 11" x 10' 10" (3.94m x 3.3m) Carpeted flooring, double glazed bay window to front aspect, radiator, open fire place with marble hearth.

## SITTING ROOM

12' x 10' 11" (3.66m x 3.33m) Laminate flooring, open fireplace with tiled surround, radiator, opening through to kitchen/dining room.

## KITCHEN/ DINER

20' 3" x 12' 11" (6.17m x 3.94m) Modern eye level with matching base units in cream, roll edge work tops, Belling cooker range comprising 5 rings and warmer along with double oven extractor over, enamel sink with drainer swan neck mixer tap, drinks cabinet, integrated dish washer, vinyl floor covering, space for fridge/freezer, radiator, double glazed window to rear aspect, double glazed doors to entertaining patio area.





### CLOAKROOM

Comprising low level WC, wash hand basin, oak flooring, double glazed window to side aspect.

### UTILITY

8' 10" x 7' 11" (2.69m x 2.41m) Vinyl floor covering, matching wall & base units with roll edge work top, stainless steel sink unit, plumbing for washing machine, wall mounted gas Baxi boiler, radiator, doorway to side hall.

### SIDE HALL

Vinyl floor covering, Light funnel, doors to bathroom, bedroom and integral garage.

### BEDROOM 4

14' 9" x 10' (4.5m x 3.05m) Carpeted flooring, radiator, double glazed doors to rear entertaining patio area.

### BATHROOM

7' 5" x 6' 4" (2.26m x 1.93m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, extractor fan, double glazed window to side aspect, radiator, vinyl floor covering.

### INTEGRAL GARAGE

17' 5" x 9' 9" (5.31m x 2.97m) Remote controlled roller door, power and lighting connected.

### STAIRS

Carpeted stairs and landing, double glazed window to side aspect, loft hatch, doors to bedrooms and shower room.

### BEDROOM 1

12' 11" x 10' 10" (3.94m x 3.3m) Carpeted flooring, double glazed bay window to front aspect, radiator.

### BEDROOM 2

12' x 10' 11" (3.66m x 3.33m) Carpeted flooring, double glazed window to rear aspect with views over rear garden, radiator.

### BEDROOM 3

9' x 8' 11" (2.74m x 2.72m) Carpeted flooring, double glazed window to rear aspect, radiator.

### SHOWER ROOM

7' x 4' 10" (2.13m x 1.47m) Comprising low level WC, wash hand basin and shower cubicle with shower off the mains, laminate flooring, double glazed window to front aspect, chrome heated towel rail.

## SUMMER HOUSE

14' 5" x 14' 5" (4.39m x 4.39m) Power & lighting connected.

## OUTSIDE

Block paved frontage providing off road parking, access to integral garage, side gate leading to rear South facing garden with outside entertaining patio area, lawn mature and well stocked flower & shrub borders, variety of trees and bushes, hot tub to remain, below ground pool with bathing area, summer house with power & lighting connected.

## COUNCIL

East Suffolk Council

Council tax band (E) £2,633.51

## NEAREST SCHOOLS

Broke Hall CP school, Copleston high school.

## SERVICES

We understand all mains services are connected.

Foxhall Road IPSWICH IP4 5TE	Energy rating <b>C</b>	Valid until: 28 September 2033
		Certificate number: 2260-8761-1070-1403-8025



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