



Foxhall Road, Ipswich, IP3 8LW

Guide Price £385,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - An impressive, extensively extended four bedroom attached family home of ample proportions approaching 1400sqft (130.06sqm), with frontage driveway parking, functional integral garage, and superb, larger garden approaching 150ft in length with swimming pool, pavilion, and workshop outbuilding, located to the favourite East of Ipswich, convenient to the highly sought after Copleston school. This desirable residence offers freshly decorated, comfortable accommodation is finished to a excellent standard throughout and briefly comprises, entrance lobby, spacious sitting room with wood burner, fitted kitchen and dining room, and luxury four-piece bathroom on the ground floor, with landing, four bedrooms and principal bedroom contemporary en-suite shower room on the first floor. Early viewing is highly recommended to fully appreciate the space and style of this unique home.

COMPOSITE DOUBLE GLAZED DOOR TO

ENTRANCE LOBBY

Double glazed window to side, opening through to sitting room.

SITTING ROOM

13' 7" x 21' 5" approx. (4.14m x 6.53m) Double glazed window to front, radiator, wood burner set in fireplace, broadband, television and telephone points, contemporary floating style open riser staircase to first floor, opening to kitchen and dining room door to bathroom.

KITCHEN & DINING ROOM

19' x 10' 8" approx. (5.79m x 3.25m) Double glazed window to rear, two radiators (one vertical column style), a comprehensive range of base and eye level fitted cupboard and drawer units, under unit courtesy lighting over granite work surfaces, inset composite sink drainer unit with flexi-mixer tap and separate boiling water and filtered cold water tap, built-in electric double oven and grill, inset electric hob with extractor over, spaces for washing machine and tumble dryer, recess with American style fridge-freezer (to remain), low level plinth LED lighting, stone effect tiled splash backs and flooring, inset LED ceiling lights, double glazed door opening out to garden.

BATHROOM

Obscure double glazed window to rear, heated towel rail, luxury four-piece suite consisting of, built in enclosed elliptical bath with top mount mixer tap and rinser set in Corian surface, mounted hand-wash basin set on Corian surface with wall mounted mixer tap and cupboard unit under, shower cubicle with thermostatic shower, and low level WC with concealed cistern, built-in airing cupboard with radiator, wood effect luxury vinyl tile flooring, inset LED ceiling lights, extractor fan, underfloor heating.

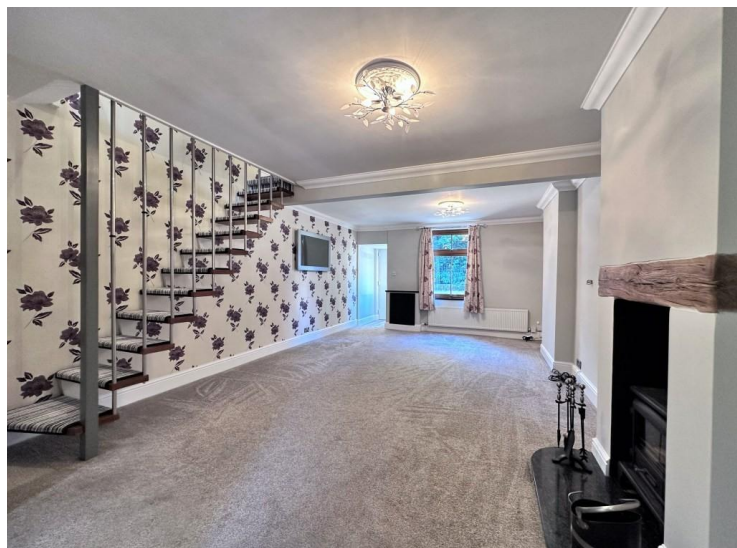
STAIRS RISING TO FIRST FLOOR

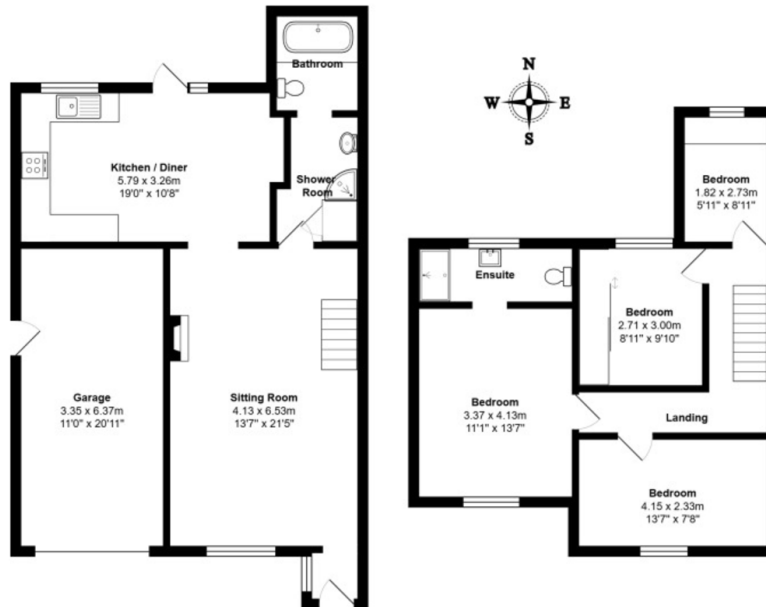
LANDING

Glazed stairwell, loft access, doors to.

PRINCIPAL BEDROOM

11' 1" x 13' 7" approx. (3.38m x 4.14m) Double glazed window to front, radiator, loft access, arched opening to en-suite shower room.





Total Area: 129.6 m² ... 1395 ft²
 All measurements are approximate and for display purposes only

EN-SUITE SHOWER ROOM

Double glazed window to rear, heated towel rail, walk-in shower with fixed head thermostatic shower and separate rinser, mounted hand-wash basin with mixer tap and cupboard unit under, low level WC with concealed cistern, inset LED ceiling lights, stone effect tiled walls, wood effect luxury vinyl tile flooring, extractor fan.

BEDROOM TWO

13' 7" x 7' 8" approx. (4.14m x 2.34m) Double glazed window to front, radiator, inset LED ceiling lights.

BEDROOM THREE

8' 11" x 9' 10" approx. (2.72m x 3m) Double glazed window to rear, radiator, fitted sliding mirror fronted triple wardrobe.

BEDROOM FOUR

5' 11" x 8' 11" approx. (1.8m x 2.72m) Double glazed window to rear, radiator, fitted study desk and side cupboard unit.

OUTSIDE

Set back from the road by a tegula set driveway providing off-road parking and access to an integral garage, securely gated side pedestrian access reveals a fabulous established rear garden approaching 150ft (45.72m) in length which backs onto a field, separated by leafy trees providing an excellent panoramic, uninterrupted outlook that is not overlooked. There is a brick paved entertainment patio, retaining wall with pillared steps up to an upper level which is mainly laid to mature lawn with workshop/summerhouse outbuilding which has a cleverly concealed storage area, and concealed oil tank which provides fuel for heating the swimming pool which is found separated by a gated low level wall and is surrounded by patio. Overlooking the swimming pool is a substantial pavilion with pump room with oil fired boiler, and veranda style sheltered enclosure. Enclosed by fencing, there is a variety of shrubs and plants, mains power sockets, external lighting and tap.

GARAGE

11' 1" x 20' 9" approx. (3.38m x 6.32m) Electric remotely operated roller shutter entry door, a range of base and eye level cupboard and drawer units, metal covered work bench, tiled floor, wall mounted gas fired boiler, concealed compressor system, air bag vehicle ramp, electric heater, side door to passageway. In the valuer's opinion this could be accessed internally and reconfigured to provide further accommodation if desired (subject to gaining any required planning permissions).

PAVILION

30' 2" x 9' 3" approx. (9.19m x 2.82m) Timber framed with mains power and lighting, generous sheltered veranda style space with access to a pump room and oil fired boiler for heating the swimming pool.

WORKSHOP/SUMMERHOUSE

7' x 12' 10" approx. (2.13m x 3.91m) Built-in cupboard and drawer storage units and work bench, mains power and lighting, partly sheltered slate effect tiled patio.

BUILDING REGULATIONS NOTE

The seller has confirmed that building regulations have not been officially signed off. The seller will look to offer the buyer an indemnity policy to cover this.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Britannia primary and Copleston High secondary.

DIRECTIONS

Leaving Ipswich town centre, head East on St. Helen's St/B1075 towards Dove St, continue to follow B1075, turn right onto Grove Ln/B1075, continue to follow B1075, continue onto Foxhall Rd, the destination will be on the left.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or

tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

Foxhall Road IPSWICH IP3 6LW	Energy rating D	Valid until:	1 September 2035
		Certificate number:	2150-9201-1050-9102-2905
Property type		Semi-detached house	
Total floor area		104 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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