



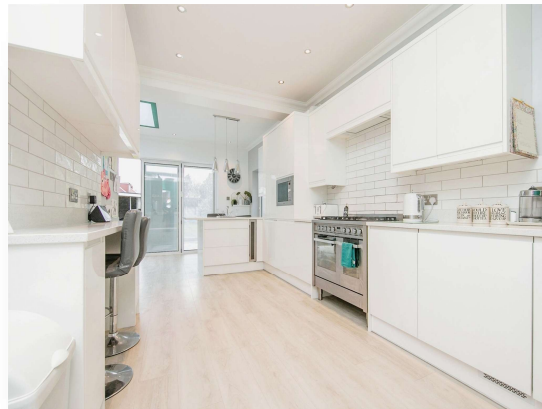
Foxhall Road, Ipswich IP3 8LW


william
h brown

welcome to

Foxhall Road, Ipswich

****DETACHED FAMILY HOME **OPEN PLANNED **SHOWER ROOM **TWO KITCHENS **FIVE BEDROOMS **EN-SUITE **FIRST FLOOR BATHROOM
**NEWLY RENOVATED **EXCELLENT DECOR **SOME UNDER FLOOR HEATING **REWIRED WITH LATEST CONSUMER UNIT **LED LIGHTING **NEW
BOILER **CONVERTED DOUBLE GARAGE**



Entrance Door Into-

Converted Garage

29' 7" x 7' 11" (9.02m x 2.41m)

Double glazed window to the side. Sink unit with adjoining work surface with wall mounted unit.

Shower Room

Plumbing for shower unit, low level W/C and wash hand basin. Double glazed window to the rear.

Kitchen/lounge Area

25' 9" Max x 24' 5" Max (7.85m Max x 7.44m Max)

L- shaped lounge/kitchen comprising of 6 metre bi-fold doors with integrated blinds and sky light lantern as well as a double-glazed door to the side. Under floor heating with fitted spotlights. Sink unit with adjoining granite work surface. Under cupboards and drawers and matching base units. Range cooker with extractor hood over along with integrated washing machine, tumble dryer and dish washer all to remain including built in microwave. Tiled splash backs.

Lounge

14' 8" x 12' 5" (4.47m x 3.78m)

Open planned with marble surround featured gas flamed open fireplace.

Landing

Double glazed window to rear, high ceiling and access to loft. Original Victorian banister finished in 2 tone original oak colour handrail & white balustrades.

Bedroom Two

17' 3" Into Square Bay x 10' 8" Fitted Wardrobes (5.26m

Into Square Bay x 3.25m Fitted Wardrobes)

Double glazed square bay window to the front and window to the side. Built in slide robes wardrobes with corner display with shelving and lighting.

Bedroom One

11' 4" Into Square Bay x 12' 1" (3.45m Into Square Bay x 3.68m)

Double glazed square bay window to the front. Door to en-suite.

En-Suite

Three-piece suite comprising of corner shower cubical, low-level W/C and vanity wash hand basin with under cupboards. Fully tiled.

Bedroom Three

12' 3" x 9' 10" (3.73m x 3.00m)

Double glazed window to the rear. Picture rail surround.

Bedroom Four

8' 3" x 7' 4" (2.51m x 2.24m)

Double glazed window to the rear.

Family Bathroom

L shaped bathroom with a three-piece suite, comprising of P- shaped bath with shower over, vanity wash hand basin. Under cupboards with solid granite work-tops and continuous shelving. Low level W/C and two obscure double-glazed windows to the side.

Front Door Into-

Hallway

Kitchen

9' 7" x 8' 7" (2.92m x 2.62m)

Single sink unit with adjoining wood effect work surface with under cupboards and drawers and matching base units. Gas hob with electric oven with extractor hood and light over. Space for fridge freezer and washing machine. Double glazed to the side and two double glazed windows to the front.

Bedroom 5 / Lounge

14' 6" Into Square Bay x 12' 4" Max (4.42m Into Square Bay x 3.76m Max)

Double glazed square bay window to the front. Solid oak flooring with featured gas flamed open fireplace and marble surround.

Bathroom

Three-piece suite comprising of corner shower cubical, vanity wash hand basin with under cupboards and low-level W/C. Tiled splash backs with obscure double-glazed window to the side

Outside

Front Garden

Paved to allow off road parking for 4/5 cars.

Rear Garden

Large rear garden enclosed by some new panel fencing with a covered decked hot tub area (hot tub to remain) mainly laid to lawn and large sandstone slab patio area. Mature flower and shrub borders. Large high roofed shed to remain swimming pool with composite decking surrounded safety fencing. Own pump/room and filtration. Summer house built from brick, bi-fold doors that are available for fitting and has a flat felted roof.



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welcome to

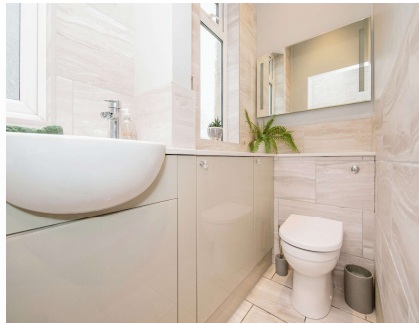
Foxhall Road, Ipswich

- Could be used as a HMO & Has So Much Potential
- All re-plastered
- Sky Lantern
- 12 ft Swimming Pool
- Stunning Large Open Planned Family Home

Tenure: Freehold EPC Rating: D

offers in excess of

£580,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW103280 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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