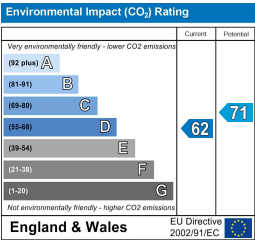
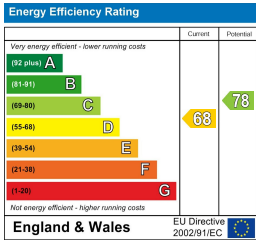




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471 Foxhall Road, Ipswich IP3 8LW

£540,000

A STUNNING, EXTENDED, DETACHED four/five bedroom family home, situated on the popular eastern side of Ipswich within the highly sought after Britannia Primary and Copleston High School Catchments. This SPACIOUS, refurbished home combines modern living whilst retaining original features and enjoys 9'7" high ceilings, recently built extension providing an OPEN PLAN kitchen/dining/living space. The property also has home office spaces and outbuildings with well kept enclosed gardens. OFF ROAD PARKING.



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## 471 Foxhall Road, Ipswich, Suffolk, IP3 8LW

This beautiful, refurbished and extended home perfectly compliments modern living with original features, offering substantial accommodation with feature 9'7" high ceilings. The extended open plan kitchen/diner/family enjoys 6 meters of bi-folding doors opening onto the gardens, a feature lantern sky light and under floor heating. There is a snug/sitting room off the open plan kitchen diner/family space and a 38ft garage conversion being ideal for a home gym or office, benefiting from a shower room/W.C. The ground floor also has utility room, further shower room with W.C, 2nd reception room currently used as bedroom 5. The 1st floor has a light and airy landing, a family bathroom and En-suite to the Master Bedroom with 3 further bedrooms all with high ceilings. Outside has a 80ft x 40ft garden with a covered entertaining space & bar and hot tub, garden room with an open front (doors can be fitted), a small swimming pool with safety fence and pump/filter system. The front has off road parking for numerous vehicles.

### Entrance Porch:

Door leading to...

### Entrance Hall:

Tiled floor, original features, built in storage cupboard, stairs to first floor, doors leading to utility, second reception room currently used as a 5th bedroom and shower/cloakroom. Door to the open kitchen/dining/family space.

### Ground Floor Shower Room:

With an obscured double glazed window to the side, a three piece suite comprising of low level wc, vanity wash hand basin with storage cupboard under and tiled splash back, heated towel rail and tiled shower cubicle.

### Utility Room: 9'7" x 8'10" (2.92m x 2.69m)

With double glazed window to side aspect, two double glazed windows to front aspect, fitted with a range of wall and base level units with matching drawer unit, wood effect work surfaces with inset stainless sink with mixer tap and drainer to side and tiled splash backs, space for fridge/freezer and washing machine and tiled floor.

### Second Reception Room/Bedroom Five: 14'8" into bay x 12'6" maximum (4.47m into bay x 3.81m maximum)

With feature full height square double glazed window to front aspect, solid oak wood flooring, decorative cornice and stunning feature fireplace with marble surround.

### Open plan Kitchen/dining/family living space: 25'9" x 24'4" (7.85m x 7.42m )

KITCHEN: 13'5 x 9'4 Fitted with a range of wall and base level units with matching drawer unit, granite style work surfaces and tiled splash backs, breakfast bar unit with feature lighting, inset stainless steel sink with mixer tap, space for American style fridge freezer and cooking range with built in stainless steel extractor hood. Integrated dishwasher, washing machine and microwave oven. Tiled floor, spotlights and wall mounted boiler.

OPEN PLAN DINING ROOM/FAMILY ROOM: 25'9 x 12'5 With double glazed bi-folds doors to the rear aspect looking onto the garden, feature lantern sky light. The space opens through to snug/lounge, door to garage conversion and shower room.

### Lounge: 14'8 x 12'5 maximum (4.47m x 3.78m maximum)

Solid oak flooring, feature fireplace with marble surround and a radiator.

### First Floor landing:

With double glazed window to rear, Victorian banister and access to loft. Doors off.

### Bedroom One: 12'7" maximum x 11'4" into bay plus door recess (3.84m maximum x 3.45m into bay plus door recess)

With feature full height double glazed square bay window to front aspect, fitted wardrobes and shelving and door leading to...

### En-suite:

With fully tiled walls, a three piece suite comprising of low level wc, vanity wash hand basin with storage cupboard under and shower cubicle..

### Bedroom Two: 17'6" into bay x 12'5" maximum into wardrobes (5.33m into bay x 3.78m maximum into wardrobes)

With feature full height double glazed square bay window to front aspect, range of built in sliderobes with end feature display shelves with lighting. Radiator.

### Bedroom Three: 12'3" x 9'10" (3.73m x 3.00m)

With double glazed window to rear aspect and a radiator.

### Bedroom Four: 9'3" x 7'4" (2.82m x 2.24m)

With double glazed window to rear aspect and a radiator.

### Family Bathroom:

L-Shaped room with two obscured double glazed windows to side aspect, fitted with a white three piece suite comprising of a panelled bath with shower over, vanity wash hand basin with storage cupboard under and to the side and solid granite work surface and tiled walls.

### Outside:

To the front of the property there is a brick paved driveway providing off street parking for several vehicles.

### Rear Garden:

To the rear of the property there is a large garden 80ft x 40ft which commences with a sand stone slab patio area, lawn with mature shrub borders, fenced surround, brick built garden room/summer house boasting Bi-fold doors with fitted integral blinds, large pitched roof shed, log store and gate to side access.

There is a large decked and covered entertaining area which includes a bar and hot tub.

### Converted garage: 38'9" x 7'10" (11.81m x 2.39m)

With a double glazed window and door to front aspect, door to main house, fitted with power and light, wood laminate flooring, sink and drainer, worktop and loft storage space with a boiler. Door to SHWOER ROOM with shower cubicle, W.C, hand wash basin and double glazed window to rear. This area could lend itself to be used as an office space or gym.

### Shower room:

Shower cubicle, W.C, hand wash basin and double glazed window to rear.

### Useful Information/Renovations:

Over recent years the current owner has renovated and extended the property including taking walls back to bare brick and re-plastering/coving, fitting a kitchen and separate utility room, bathroom, en-suite and shower room, rewiring, solid oak veneer doors, floor soundproofing, fitted sliderobes, double glazing and Combi boiler.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

