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The Limes

Rushmere St. Andrew, Ipswich, IP5 1EA

Price £450,000



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Front

Access to parking for two cars on hardstanding concrete leading to the garage on block, with a gate way leading to a front garden shared between the three properties mainly laid to lawn with a pathway to the property.

Entrance Porch

Entry via a sliding door, single glazed window to the front and a door to the hall.

Entrance Hall

Single glazed window to the front, parquet flooring and doors to:

Cloakroom W.C.

Double glazed window to the rear, low flush W.C., vanity wash hand-basin radiator and tiled splash-back.

Study

Double glazed window facing the front and a radiator.

Open Plan Lounge/Diner

24'6" x 20'2" (7.488 x 6.169)

Double glazed windows to the side, double glazed sliding patio doors to the side, five radiators, Open fire place with a brick surround with shelving, access to the stairs, parquet flooring and a door to the kitchen.

Kitchen

12'10" x 12'10" (3.931 x 3.928)

Double glazed windows to the rear, wall and base units with cupboards and drawers, stainless steel single sink bowl and drainer unit, plenty of worksurfaces with tiled splash back, space for an oven, cooker hood, plumbing for a dishwasher, space for a fridge/freezer, two pantry/storage cupboards, tiled flooring and a door to the utility room.

Utility Room

9'7" x 6'5" (2.932 x 1.958)

Double glazed window to the rear, double glazed door to the side to the garden, base units with cupboards, single sink bowl and drainer unit, plumbing for a washing machine and tiled flooring.

Landing

Double glazed window to the side, storage cupboard, loft access and doors to:

Bedroom One

12'8" x 10'0" (3.872 x 3.069)

Double glazed window to the rear, built in wardrobes, vanity wash hand-basin and a radiator.

Bedroom Two

12'10" x 11'10" (3.929 x 3.632)

Double glazed window to the side, radiator and built in wardrobes.

Bedroom Three

12'11" x 9'4" (3.943 x 2.863)

Double glazed window to the side and radiators.

Bedroom Four

8'9" x 6'5" (2.686 x 1.958)

Double glazed windows to the side, radiator and built in cupboard.

Bathroom

Double glazed window to the rear, radiator, step in shower cubicle, panel bath, vanity wash hand-basin, low flush W.C. and tiled splash-back.

Rear Garden

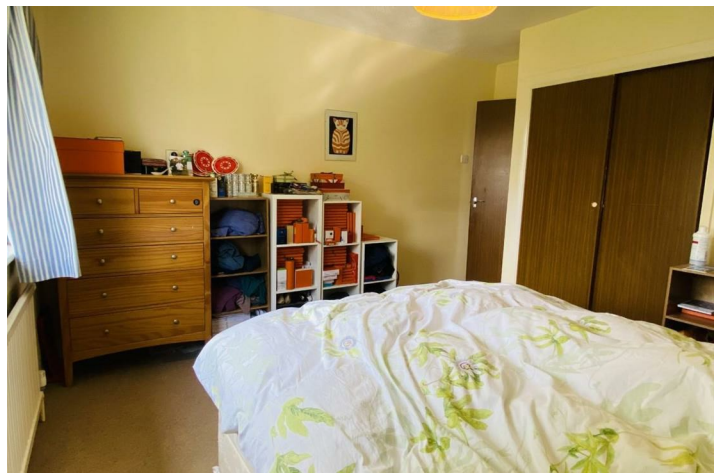
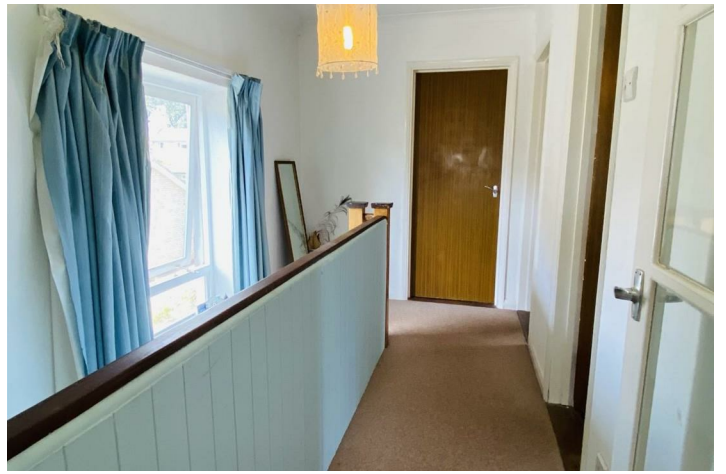
A fully enclosed wrap around garden that is completely not overlooked with an array of trees and shrubs for

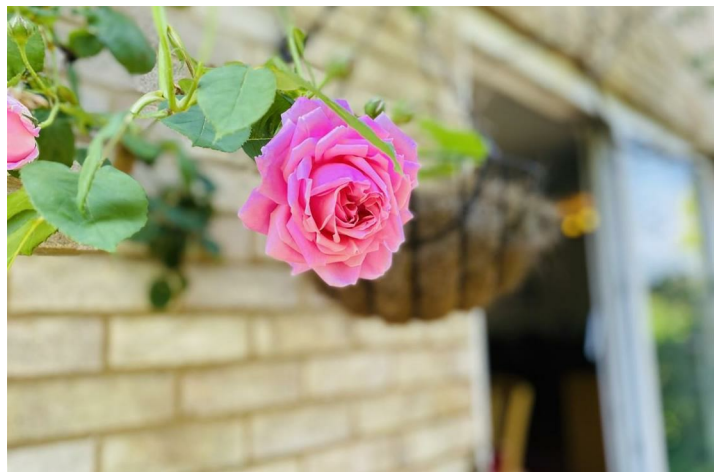
privacy, a patio area, mostly laid to lawn with access to the front.

Double Garage

Manual up and over door and two parking spaces in front.







Road Map



Hybrid Map



Terrain Map



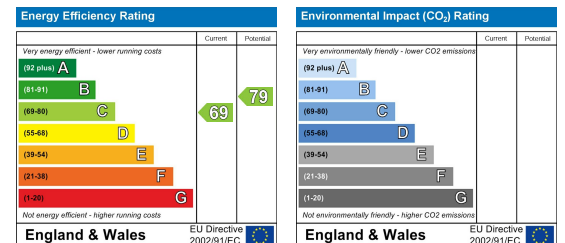
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.