

Foxhall



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Curtis Way

Kesgrave, IP5 2FX

Asking price £490,000



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Summary Continued

With its southerly aspect to the rear you have very sunny rooms in the kitchen/diner, lounge, conservatory, first floor family bathroom and first and second floor landings making it an extremely spacious light sunny and airy house.

The property is ideally situated on Grange Farm within easy access of Tesco and selection of very handy local shops plus play areas, communal areas, etc and is a short distance from some lovely walks including Long Strops which in turn leads to the Millennium Field and Hall. Only a two minute walk from the bus stop on route 66 travelling to Ipswich in one direction and Martlesham in the other.

Hopkins Homes four bed detached properties on Grange Farm are at an absolute premium right now and we urge you not to delay but to book a viewing appointment as a matter of urgency to avoid disappointment.

Front Garden

To the front of the property the driveway has been recently block paved to enable parking for up to four vehicles There is outside illuminated lighting and cctv. Accessed via a gate at the side leads to the rear garden, there is also an area of garden in front of the garage and behind the garage where, if someone wished to, they could create an additional pedestrian access.

Entrance Hall

Double glazed front entrance door in feature pillared surround through to entrance hallway with doors to cloakroom.

Cloakroom

Extremely spacious cloakroom with wash hand-basin, W.C., single radiator and tiling.

Kitchen/Diner

22'10" x 9'8" (6.980 x 2.952)

Superb range of modern fitted kitchen units with new

work-surfaces with lighting and new breakfast bar with separate seating area. Integrated double oven with gas hob and extractor fan above, new Karndean flooring, ample work-surfaces and one and half bowl sink unit with additional cupboards beneath, new splash-backs, under cupboard purple lighting in the kickboards making this a feature of the room after dark, integrated dishwasher, ample double eye level cupboards, window to rear which is south facing therefore benefiting from the sun for a good part of the day making this an extremely light and airy room, radiator in dining area, door to a spacious walk in under stairs storage cupboard, window to front and door leading through to utility room.

Utility Room

9'8" 6'3" (2.95 1.93)

Single drainer sink unit inset into ample work-surfaces and double cupboard beneath, space and plumbing for washing machine, recess ideal for additional fridge, shoe rack, bottle rack, etc, additional base cupboards, wall mounted regularly serviced boiler, tiling behind work-surfaces, Karndean flooring and double glazed window to rear opening out into garden.

Lounge

18'2" x 10'11" (5.550 x 3.352)

The centrepiece of this room is a Victorian style fireplace incorporating coal and flame effect gas fire in wood surround, radiator, window to front and double glazed French doors opening out into conservatory (south).

Conservatory

13'8" 11'1" (4.19 3.38)

Beautiful Victoriana style double glazed conservatory with fully glazed doors opening out onto rear garden and patio, fitted vertical blinds, electric wall mounted heater and fan/light attachment (not tested) plus wall-light points.

Landing

One of the features of this Hopkins Homes property is the gallery style feature landing with southerly facing

window to the rear, feature balustrading with decorative spindles, stairs leading to second floor, radiator and doors to all first floor rooms off, plus door to large airing cupboard housing the Megaflo tank.

Family Bathroom

7'8" x 6'3" (2.361 x 1.913)

Another light and sunny south facing room with panelled bath and shower attachment from taps over, wash hand-basin, W.C., half tiled walls, radiator and window to rear.

Bedroom One

15'4" x 11'0" (4.683 x 3.363)

Extremely spacious twin built in wardrobes concealing a wealth of hanging space, window to side, two radiators, window front with superb views over Oak Meadow and door to en-suite shower room.

En-Suite

6'4" x 4'11" (1.950 x 1.503)

Pedestal wash hand-basin, low level W.C., fully tiled shower enclosure, recess ceiling spotlights, radiator and window to front.

Bedroom Three

10'0" x 9'8" (3.053 x 2.955)

Radiator and double glazed window to front with superb views over Oak Meadow.

Second Floor Landing

10'2" x 5'4" (3.109 x 1.651)

Radiator and roof light window to rear.

Bedroom Two

15'8" x 11'2" (4.786 x 3.421)

Radiator, door to built in eaves storage cupboard, access to loft, dormer window to rear and dormer window to front offering superb views over Oak Meadow.

Bedroom Four

9'9" x 9'3" (2.978 x 2.823)

Single radiator, built in eaves storage cupboards and dormer window to front offering superb views over Oak Meadow.

Separate W.C

6'1" x 4'2" (1.863 x 1.273)

Wash hand-basin, W.C., single radiator and Velux style roof light window to the rear.

Garage

28'6" x 17'4" (8.69m x 5.28m)

This is one of the largest garages that the valuer has seen, it has an up and over door, fully supplied with power and light and has maximum measurements of 8.7m x 5.29m, door leading to rear garden and ample eaves storage space. The garage has the additional benefit of a painted floor.

Rear Garden

One of the main selling features of the property is the delightful attractive south facing rear garden which is larger than average and extremely well stocked with flower and shrubs, enclosed by a combination of panel fencing and brick wall therefore ideal for anyone with young children or pets, etc. Being largely laid to lawn with two large patio areas providing a real suntrap at all times of the year and very unusually for Grange Farm the garden is unoverlooked from the rear.

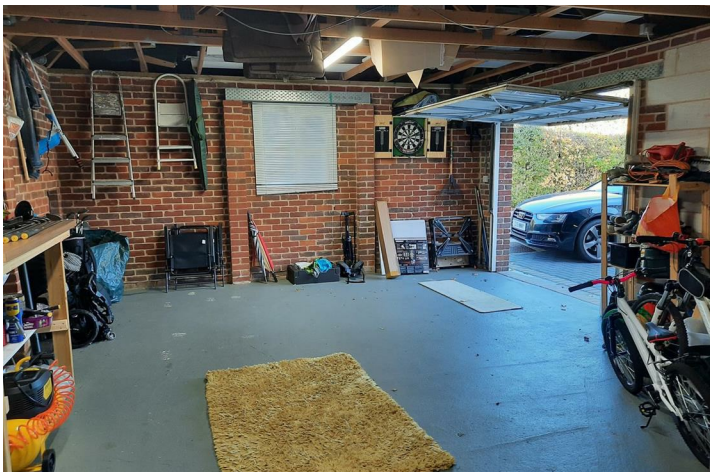
Imagine sitting in the sunshine having an afternoon cup of tea and cake or a glass of your favourite wine or alfresco dining.

Freehold - Council Tax Band E

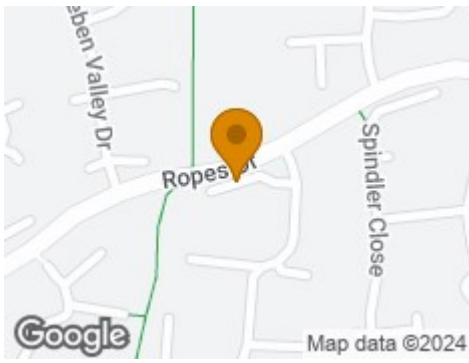








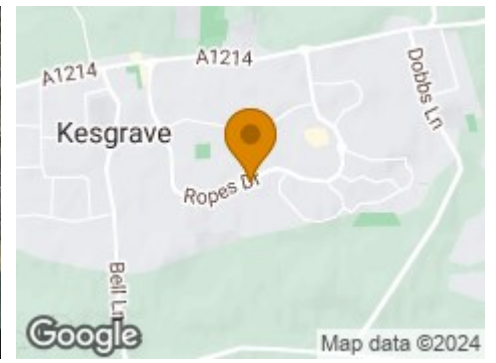
Road Map



Hybrid Map



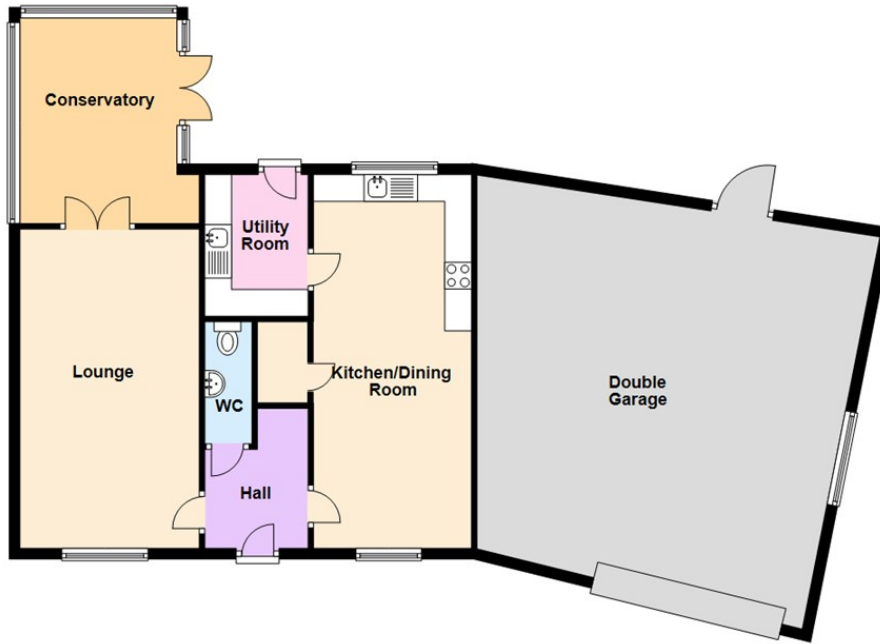
Terrain Map



Floor Plan

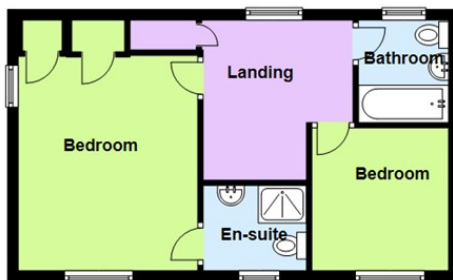
Ground Floor

Approx. 115.5 sq. metres (1243.5 sq. feet)



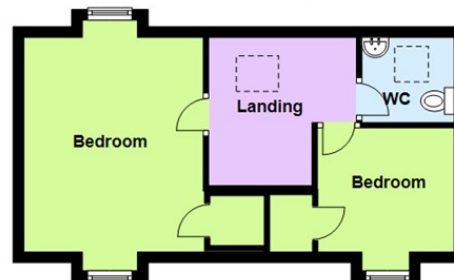
First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.4 sq. feet)

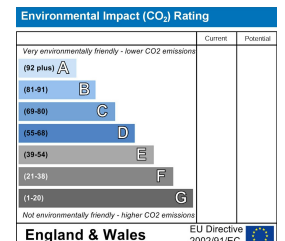
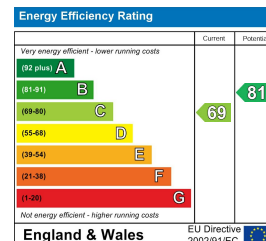


Total area: approx. 186.3 sq. metres (2005.6 sq. feet)

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



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