

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Blossom View Ashbocking Road

Henley, IP6 0QX

Price £650,000



6



3



1



D





# Blossom View Ashbocking Road

Henley, IP6 0QX

**Price £650,000**



## Front Garden

Impressive shingle driveway providing ample parking for 6 or more vehicles, leading to front door.

## Main Entrance Hallway

Spotlights, composite door with obscure double glazed windows to either side, Karndean flooring, modern upright radiator, plug sockets with USB ports, door off to the inner lobby, stairs rising to the first floor, door into the kitchen/family room. There are PIR LED lights up the side of the stairs providing excellent illumination, which automatically comes on and turns off itself, particularly useful at night.

## Family Room / Kitchen / Diner / Lounge

This magnificent modern family room with three triple bi-fold doors along one entire length of the property with superb views and light from the south facing garden. Comprises of a kitchen, dining area and lounge area, interlinked with Karndean flooring and underfloor heating.

Kitchen Area - comprises of wall and base units with drawers and cupboards under and work-surfaces over, integrated oven and grill, hob with extractor fan over, space for large American fridge / freezer, stainless steel sink bowl drainer unit with mixer tap, stylish centre island with solid wood counter, corner cabinets and breakfast bar side, triple bi-fold door and spotlights.

Dining Area - Triple bi-fold door and spotlights.

Lounge Area - Spotlights, triple bi-fold door, under-stairs cupboard and aerial point.

## Bedroom One

Oak panelled door, double glazed window to rear,

radiator, obscure window with Juliette balcony. Door to en-suite.

## En-suite

Large walk in shower cubicle with a hand held shower attachment and rainfall shower, extractor fan, spotlights, vanity wash hand basin, low level flush W.C. with enclosed back, shaver point, heated towel rail, tiled flooring, tiled splashback and Velux roof light, recessed shelving unit.

## Bedroom Two

Radiator and double glazed window to rear.

## Bedroom Three

Radiator and double glazed window to rear.

## Bedroom Four (Single/Office/Nursery/Laundry Room)

Radiator and double glazed window to front.

## Upstairs Family Bathroom

Panelled bath with mixer tap and shower attachment over, obscure double glazed window to front, vanity wash hand basin and low level flush W.C. with enclosed back, tiled floor, tiled splash-backs with mosaic detailing, extractor fan, spot lights, shaver point and heated towel rail.

## Landing

Doors to bedrooms one, two, three and four, family bathroom, radiator and double glazed window to front, access to loft hatch.

## Ground Floor Wing

This wing of the property could be used as an entire self contained annex if required, it would just need a n additional kitchen added and there is already plumbing

available and a utility room. There are 3-4 rooms in the wing which could be used as bedrooms or be utilised as a lounge and diner or office room.

### **Inner Lobby**

Storage cupboard with hanging space and shelving, doors to ground floor bathroom, utility room, bedroom five, six and seven / office.

### **Bedroom Six**

Built in triple wardrobes with mirror fronted doors, double glazed windows to side, radiator.

### **Bedroom Seven/Office/Dining Room**

Radiator, double glazed window to side.

### **Bedroom Five**

Double glazed window to front and side, radiator, door to:

### **Potential Kitchen / En-Suite / Office**

Potential en-suite/kitchen, plumbing for either kitchen or en-suite is available and next door is the utility room so with removal of this wall or a doorway made from either of the built in cupboards, this would enable access from the inner lobby. Built in cupboard. Equally it would make a good nursery room, walk in wardrobe, craft room, gym or lounge for the annex.

### **Utility Room**

Built in cupboards solid oak work-surface, stainless steel sink drainer unit with mixer tap and double glazed window to side.

### **Ground Floor Bathroom**

Panelled bath, vanity wash hand basin, low level flush W.C. with enclosed back, obscure double glazed window to side, extractor fan, radiator, laminate flooring and fully tiled walls.

### **Rear Garden**

This enclosed south facing garden is mainly laid to lawn with a superb Indian sandstone patio area running the length of the property providing a superb setting for family alfresco dining / BBQs / events with mature planting, hedgerow and trees. There is also a further side area with more fruit / standard trees. There is a storage unit to the right hand side of the garden suitable for use as a garden office / craft / workshop / garden store if required.

### **Freehold - Council Tax Band - C**

### **Henley Area**

ABOUT THE AREA Henley is a popular village set approximately four miles North of the county town of Ipswich. Nearby villages include Ashbocking, Westerfield, Claydon, Hemingstone and Coddham all of which offer various everyday shopping facilities and

amenities. Henley itself has a church, favourable primary school, livery yard and community centre. Ipswich has a comprehensive range of shopping, commercial and leisure facilities including a range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling in both the state and private sectors. Ipswich enjoys good road links via the A12 to the South and the A14 to the Midlands and the M11. Ipswich station provides a main line rail.













## Road Map



## Hybrid Map



## Terrain Map



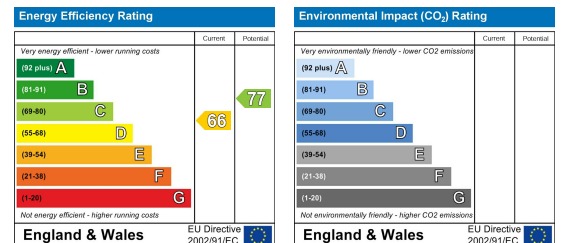
## Floor Plan



## 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.