

# Foxhall



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## Sandpit Close

Rushmere St. Andrew, IP4 5UP

Asking price £280,000



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## Sandpit Close

NO ONWARD CHAIN - CHATER BUILT DETACHED BUNGALOW - TWO NICELY PROPORTIONED DOUBLE BEDROOMS

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this nicely proportioned two bedroom detached bungalow situated on the highly sought after Bixley Farm development within reasonable walking distance of a good bus route and local shops.

The property is being sold with no onward chain and benefits from off road parking leading to a garage 16'9 x 8'5, a good size rear garden with shed and greenhouse to remain, gas heating via radiators and double glazed windows.

The accommodation comprises bedroom one 12' x 11', bedroom two 11'10 x 8'7, bathroom, kitchen/breakfast room 11'9 x 10'7 and spacious comfortable lounge with French doors 17'8 x 11'8.

## Front Garden

Open plan style front garden, mainly laid to lawn with individual driveway to the side providing off road parking for one car leading to the garage and gated side access leading to the rear garden

## Entrance Hall

Front entrance door leading to entrance hall, access to loft which we understand from the vendor is insulated with light, radiator, built-in airing cupboard housing hot water tank and doors to:

## Bedroom One

12' x 11' (3.66m x 3.35m)

Double glazed window to front, radiator, fitted wardrobes and bedroom furniture to remain.

## Bedroom Two

11'10 x 8'7 min plus door recess (3.61m x 2.62m min plus door recess)

Double glazed window to rear, radiator, freestanding wardrobes and bedroom furniture to remain.

## Bathroom

6'6 x 5'4 (1.98m x 1.63m)

Comprising panelled bath with mixer and shower attachment, pedestal wash hand-basin, low level W.C., radiator and obscure double glazed window to side.

## Kitchen/Breakfast Room

11'9 x 10'7 (3.58m x 3.23m)

Comprising single drainer stainless steel sink unit with mixer and cupboards under, roll top work-surfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, wall mounted boiler, double glazed window to front, freestanding cooker to remain, fridge/freezer to remain, washing machine and tumble dryer to remain and obscure double glazed door to outside.

## Lounge

17'8 x 11'8 (5.38m x 3.56m)

Brick fireplace with gas point, radiator, double glazed window to rear, coved ceiling and double glazed French style doors to outside.

## Rear Garden

The garden commences with a patio area with steps up centrally with lawn either side and is enclosed by timber fencing. The garden slopes gently upwards. We understand from the vendor the shed and greenhouse are to remain.

## Garage

16'9 x 8'5 (5.11m x 2.57m)

Brick built construction with up and over door. Supplied with power and light.

**Freehold - Council Tax Band C**





## Road Map



## Hybrid Map

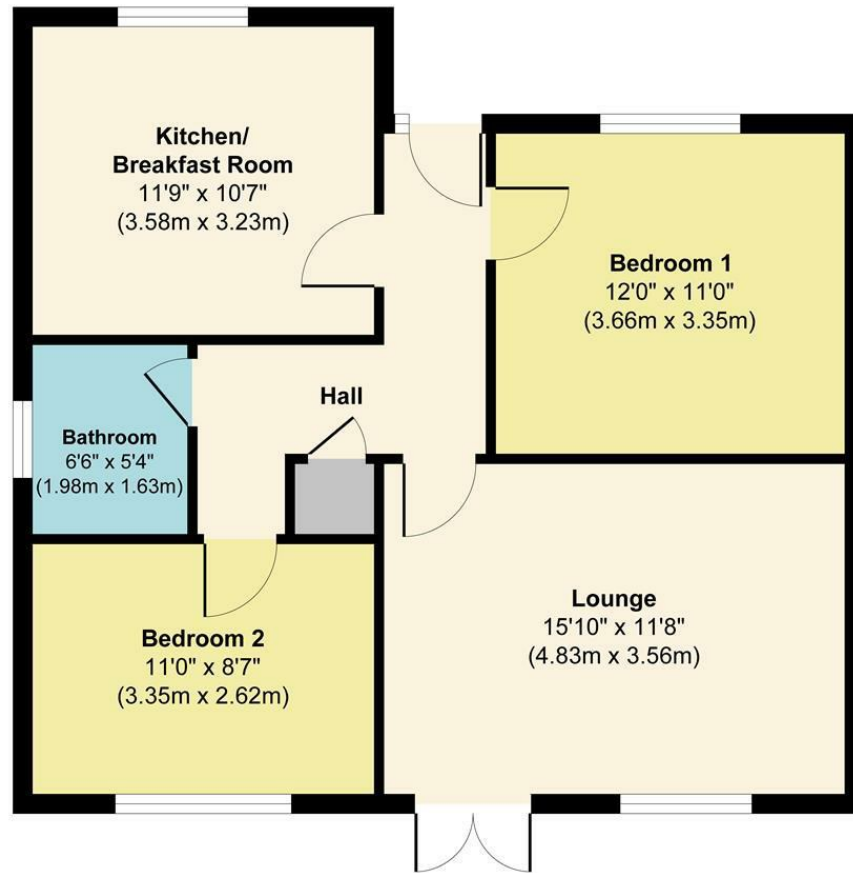


## Terrain Map



## Floor Plan

### Sandpit



### Floor Plan

**Approx. Gross Internal Floor Area 675 sq. ft / 62.70 sq. m**

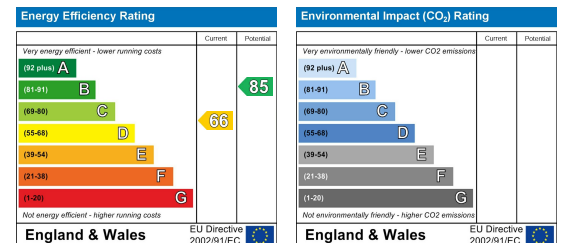
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## 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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