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Laburnum Gardens

Rushmere St. Andrew, IP5 1BY

Guide price £475,000



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Summary continued

The property has never previously been on the open market. The previous owners purchased from brand new in the mid 1980's. The property is now in the position where it could benefit from some upgrading and modernisation and offers the opportunity for a delightful family house in the most sought after of positions.

There is a double width driveway leading to a double garage which is supplied with power and light. To the rear there is a delightful easterly facing rear garden which has been screened from the rear by mature trees and shrubs and hedging which also help to provide shade on hot summer days.

There are large built-in wardrobes in the two main bedrooms plus an airing cupboard off the landing.

There is a very active church community with the Rushmere Baptist Church a stone's throw away on the other side of the road and the parish church of St Andrew less than half a mile away.

We thoroughly recommend an early internal inspection. Properties in this exclusive postcode don't tend to stay on the market for long.

Front Garden

Double width gravel driveway providing off street parking for two cars. The front garden is enclosed by hedging with lawn and established trees.

Entrance Porchway

10'4" x 4'0" (3.164 x 1.2269)

Double glazed windows and door to front, tiled floor and door leading to entrance hallway.

Entrance Hallway

9'2" x 6'6" (2.8101 x 1.9831)

Radiator and stairs rising to first floor.

Cloakroom

8'3" x 3'5" (2.5190 x 1.0653)

Radiator, low level W.C. and wash hand-basin.

Lounge

15'5" x 14'8" (4.7005 x 4.4832)

Georgian style bay window to front which is westerly facing making this a very sunny and pleasant room especially in the afternoons. There is a radiator and double doors opening through to dining room.

Dining Room

12'3" x 9'4" (3.7450 x 2.8488)

Easterly facing window to rear making this a very sunny and pleasant room especially in the mornings and double glazed French doors with electric awning, leading out onto rear garden.

Study

10'4" x 8'10" (3.1639 x 2.697)

Radiator and window to side.

Kitchen/Breakfast Room

13'4" x 11'1" (4.0859 x 3.3984)

Selection of fitted units comprising base drawers, cupboards and eye level units, integrated electric oven, gas hob with extractor hood above, work-surfaces, easterly facing window to rear making this a very sunny and pleasant room especially in the mornings,

Utility Room

10'6" x 6'4" (3.2065 x 1.9331)

Single drainer sink unit with cupboards below, adjacent

work-surfaces, plumbing for washing machine, space for tumble drier, radiator, door leading to rear garden, window to side and door leading to lobby area and the garage with additional access to the side and rear gardens.

First Floor Landing

Airing cupboard, window to side and access to loft space which has a fitted ladder with padded hatch and is insulated with insulated pipes. The loft is also boarded and supplied with light.

Bedroom One

13'5" x 9'2" plus 2'4" into wardrobes (4.1103 x 2.8105 plus 0.7334 into wardrobes)

Two windows to front, full width mirror fronted wardrobes and radiator.

En-Suite

10'3 x 9'11 (3.12m x 3.02m)

Huge en-suite, one of the largest the valuer has seen in recent times. Wash hand-basin, W.C., walk-in shower with electric shower, tiling, radiator and dormer window to front.

Bedroom Two

12'8" x 10'1" plus 2'4" into wardrobes (3.882 x 3.091 plus 0.7334 into wardrobes)

Double mirror fronted wardrobes

Bedroom Three

9'7" x 7'3" (2.9336 x 2.2130)

Window to rear and radiator.

Bedroom Four

9'7" x 8'0" (2.9309 x 2.4436)

Window to rear and radiator.

Bathroom

7'3" x 6'11" (2.2324 x 2.1308)

Window to side (south westerly facing) making this a very sunny and bright room for most of the day. W.C., wash hand-basin, panelled bath and radiator.

Rear Garden

A delightful easterly facing rear garden which is enclosed by a combination of brick wall and panel fencing. The garden has matured over the years and established trees and shrubs provide screening from the rear and shade in the hot summer months. While leaves are on the trees the garden is secluded from the rear. There is a large area of lawn, a rockery enclosure, well stocked flower and shrub borders and a spacious side area. There is also an additional area behind the garage ideal for storage of wheelie bins and access via a side gate. There is also a circular patio area.

Double Garage

19'0" x 16'8" (5.8 x 5.096)

Twin up and over doors, window to rear with power and light connected.

Agents Note

FREEHOLD - COUNCIL TAX BAND - E







Road Map



Hybrid Map



Terrain Map



Floor Plan

Laburnum Gardens



Approx. Gross Internal Floor Area 1831 sq. ft / 170.26 sq. m

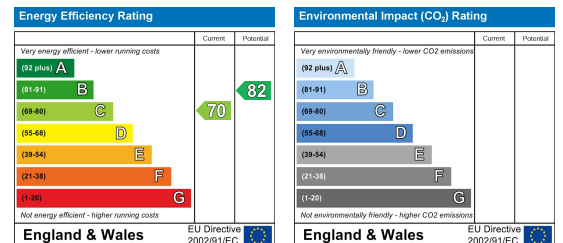
Illustration for identification purposes only, measurements are approximate, not to scale.

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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