

Foxhall



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Jeavons Lane

Kesgrave, IP5 2EB

Offers in excess of £550,000



6



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2



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Summary Continued

On the second floor are two further double bedrooms both with dormer windows and a wall of bespoke fitted wardrobes. There is also a shower room re-fitted just three months ago and the landing is wide enough to house two desks if required and there are two handy Velux windows and electric sockets to facilitate this.

The property also benefits from a double garage that is longer than average, has boarded eaves and large area for storage including two off road parking spaces in front. The rear garden is a good size and secluded from the neighbours and includes a decking area, Indian sandstone patio and lawn area. The current homeowners have had luxury flooring fitted by Deben Carpets throughout the ground floor (apart from dining room) so this all matches and flows. Nearly all the double bedrooms have bespoke fitted wardrobes and these are all to stay.

Situated on the outskirts of Ipswich and in the heart of Grange Farm just off Ropes Drive, surrounded by a number of local amenities including Tescos, doctors surgery, schools, takeaway restaurants, library and close to Millennium playing field and on Route 66 bus route. Conveniently located for access both into Ipswich town and waterfront in one direction and Martlesham and Woodbridge in the other as well as the A12 / A14.

Front Garden

Attractive metal railings enclosing the front garden with pedestrian gate, low maintenance front garden, small mature trees leading to the front door. To the righthand side of this is a driveway suitable for at least three good sized vehicles off road in front of the double garage. Pedestrian door through to the rear garden.

Entrance Hall

UPVC plus ornate glazed front door to entrance hall with double glazed window to side with fitted blind and obscure window above, high quality luxury flooring, double doors to lounge, door to dining room, door to kitchen/breakfast room, door to cloakroom, large under-stairs storage cupboard, stairs rising to first floor, radiator, smoke alarm, burglar alarm and CCTV for outside.

Cloakroom

Comprising low level W.C., vanity wash hand-basin, radiator, obscure double glazed window to front with fitted blind and high quality luxury flooring.

Lounge

19'0" x 11'7" (5.795 x 3.541)

Feature fireplace with marble back plate and hearth and inset coal effect electric fire, large double glazed window to front with fitted blinds, high quality luxury flooring, two radiators, aerial point, wall-lights, coving and double bi-fold wood and glazed doors into family / sun room. Contemporary floating unit to stay.

Family Room/Sun Room

17'7" x 13'9" reducing to 11'2" (5.367 x 4.197 reducing to 3.422)

The current owners extended the property just five years ago to include this superb family / sun room. With three large Velux window all automated with rain sensors and electric control for blinds, high quality flooring, radiator, spot-lights and double glazed French doors with fitted blinds opening out onto the rear garden with double glazed windows to both sides and double glazed window to side. Handy door through to kitchen/breakfast room. There is a substantial storage unit housing tv, etc to stay.

Dining Room/Potential Bedroom Seven

11'11" x 11'5" (3.656 x 3.500)

Large double glazed window to front with fitted blinds, radiator, carpeted flooring and coving.

Kitchen/Breakfast Room

15'5" x 10'4" (4.703 x 3.171)

Comprising of a large selection of wall and base units with work-surfaces over and drawers and cupboards under to include curved corner units, built-in Bosch double oven, central island with in-built AEG touch combo hood with central extractor fan, cupboards around entire breakfast unit to include a multitude of corner cupboards, space for American style fridge/freezer, stainless steel one and a half sink bowl drainer unit with mixer tap, built-in Hotpoint dishwasher, high quality luxury flooring, two double glazed windows overlooking rear garden, radiator and door through to sun room.

Utility Room

9'3" x 5'8" (2.842 x 1.751)

Comprising wall and base units with cupboards under, space and plumbing for washing machine, space for dryer, work-surfaces over, stainless steel sink unit with mixer tap over plus water fountain, water softener, Potterton boiler, new trip switch controller unit, high quality luxury flooring, double glazed window to rear, double glazed door to rear garden and plenty of storage space.

First Floor Landing

10'7" x 8'10" (3.248 x 2.700)

Doors to bedrooms one, two, three and four and also family bathroom. Stairs up to second floor.

Family Bathroom

10'5" x 6'1" (3.179 x 1.861)

Comprising panelled bath with mixer tap over and shower attachment, vanity wash hand-basin with tiled splash-back and vanity unit, low level W.C. with enclosed cistern, obscure double glazed window to front, walk-in tiled shower cubicle with shower over, shaver point, extractor fan, vinyl click flooring and radiator.

Main Bedroom

13'0" x 11'8" (3.972 x 3.567)

Double glazed window to front, radiator, triple fitted wardrobes, door into airing cupboard with full height water tank with full fill, carpeted flooring, coving and door to en-suite.

En-Suite Bathroom

8'3" x 5'7" (2.519 x 1.702)

Comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, splash-back tiling, low level W.C., shaver point, obscure double glazed window to rear, extractor fan, radiator and vinyl click flooring.

Bedroom Two

12'7" x 10'5" (3.856 x 3.177)

Situated in the turret and therefore has three double glazed windows to rear, radiator, coving and carpeted flooring.

Bedroom Four

11'3" x 7'6" (3.440 x 2.309)

Double glazed window to rear, carpeted flooring, radiator and coving.

Bedroom Three

11'3" x 11'1" (3.436 x 3.402)

Double glazed window to front, radiator, carpeted flooring, coving and double mirror fronted wardrobes (potential negotiation).

Second Floor Landing

Wide landing with plenty of natural light and plug sockets so therefore suitable potentially to house a couple of desks if need be to turn this into a study area if for instance the upstairs rooms were for children/teenagers. Doors to bedroom five, bedroom six and shower room, two Velux windows, smoke alarm, carpeted flooring and radiator.

Bedroom Five

11'10"x 11'7" (3.621x 3.540)

Double glazed dormer window with roller blind, radiator, carpeted flooring, loft hatch which has just been replaced and give access to the eaves and complete wall of fitted bespoke wardrobes, some mirror fronted.

Bedroom Six

12'0" x 8'3" (3.659 x 2.530)

Re-decorated in January this year, there is a double glazed dormer window to front, radiator, complete wall of bespoke wardrobes from Hammonds, one of which has plug sockets suitable for a T.V in the recess to close away, modern touch light switch and carpeted flooring.

Shower Room

6'7" x 5'2" (2.009 x 1.578)

Re-fitted just three months ago and comprising low level W.C., pedestal wash hand-basin, walk-in shower cubicle with shower over, shaver point, tiled splash-back, radiator, vinyl click flooring, extractor fan, modern touch light switch and spot-lights.

Rear Garden

46'8" x 37'9" (14.232 x 11.529)

The fully enclosed secluded garden is larger than most for this size property on Grange Farm and starts with a beautiful Indian Sandstone patio area, leading from all the rear doors and double garage, there is also a covered decking area with wisteria which gets the sun from early afternoon onwards and a large lawn area leading to a children's play area with rubber bark. On the opposite

side from the garage is a side area suitable for a small shed / storage area. There are outside PIR lighting and an outside tap.

Double Garage

19'0" x 18'5" (5.807 x 5.630)

Two manual up and over doors, light and power, fully boarded apex roof with reinforced beams and whole of loft space converted with proper ceiling which has a floor above it for top floor and fitted ladders and power and light and pedestrian door to side.

Agents Notes

Tenure - Freehold

Council Tax Band F









Road Map



Hybrid Map

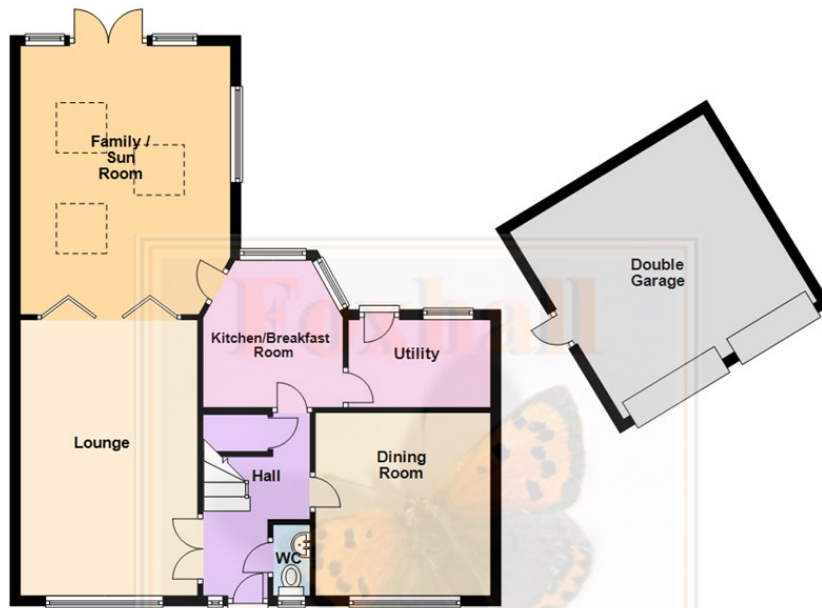


Terrain Map

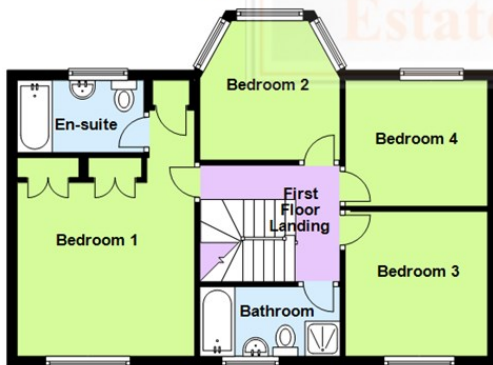


Floor Plan

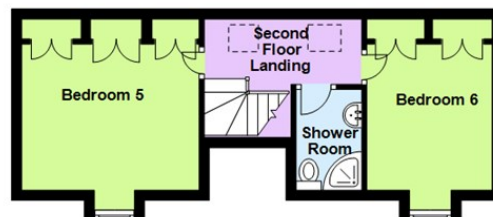
Ground Floor



First Floor



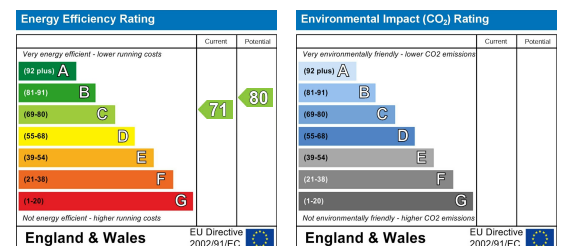
Second Floor



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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