

# Foxhall



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## Bixley Drive

Rushmere St. Andrew, Ipswich, IP4 5TX

Offers over £400,000



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### Front Garden

Mainly laid with rockery with shrubs and planting, steps up to the front door, off road parking to the left hand side via hardstanding concrete for one car leading to the garage with a side gate to the rear garden.

### Entrance Hallway

Double glazed front door, radiator, coving, laminate flooring, stairs rising to first floor and doors to the cloakroom W.C., utility room, kitchen, dining room and lounge.

### Cloakroom W.C.

Low flush W.C., extractor fan, wall mounted wash hand basin, tiled splashback and laminate flooring.

### Lounge

20'11" x 10'11" (6.39 x 3.34)

Double glazed windows to front and rear, double glazed door leading into the conservatory, two radiators, gas fire, coving and wooden flooring.

### Conservatory

9'8" x 9'6" (2.95 x 2.92)

Quarter brick and UPVC construction, double glazed windows, radiator, lighting and double glazed door leading out onto the patio area.

### Dining Room

10'11" x 9'8" (3.33 x 2.96)

Double glazed window to front, coving, radiator and laminate flooring.

### Kitchen

10'10" x 10'6" (3.31 x 3.22)

Double glazed window to rear, a modern fitted kitchen with wall and base units, cupboards and drawers,

stainless steel one and a half bowl sink and drainer unit, plenty of worksurfaces, integrated double oven with five ring gas hob and extractor over, integrated fridge freezer and dishwasher, radiator, splashback tiling and laminate flooring.

### Utility Room

6'3" x 5'6" (1.91 x 1.70)

Wall mounted cupboards, space and plumbing for a washing machine, wall mounted Vaillant boiler (4 years old and regularly serviced), double glazed door leading into the rear garden.

### First Floor Landing

Double glazed window to front, radiator, access to the loft which has a drop down ladder, power and partially boarded and doors to bedrooms, one, two, three, four and bathroom.

### Bedroom One

12'8" x 11'5" (3.87 x 3.49)

Double glazed window to front, radiator and coving.

### Bedroom Two

11'3" x 11'0" (3.45 x 3.36)

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

### Bedroom Three

11'3" x 10'2" (3.45 x 3.12)

Double glazed window to front, coving and radiator.

### Bedroom Four

8'7" x 8'2" (2.64 x 2.50)

Double glazed window to rear, coving, radiator, airing cupboard and laminate flooring.

### Bathroom

Double glazed obscure window to rear, low flush W.C., pedestal wash hand basin, large walk in shower cubicle, fully tiled walls and flooring, heated towel rail and extractor fan.

### Garage

15'11" x 8'4" (4.86 x 2.55)

Manual up and over door, power, lighting and door to side leading into the rear garden.

### Rear Garden

39'3" x 43'11" (11.97 x 13.40)

Fully enclosed and unoverlooked north facing rear garden with patio area, outside tap, summer house, access to the garage. Shingle and brick built flower bed borders with steps leading up to an area mainly laid to lawn and side access to the front via a gate.

### Agents Note

Tenure - Freehold

Council Tax Band E







## Road Map



## Hybrid Map



## Terrain Map



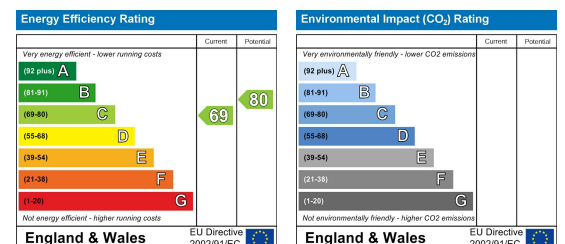
## Floor Plan



## 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



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