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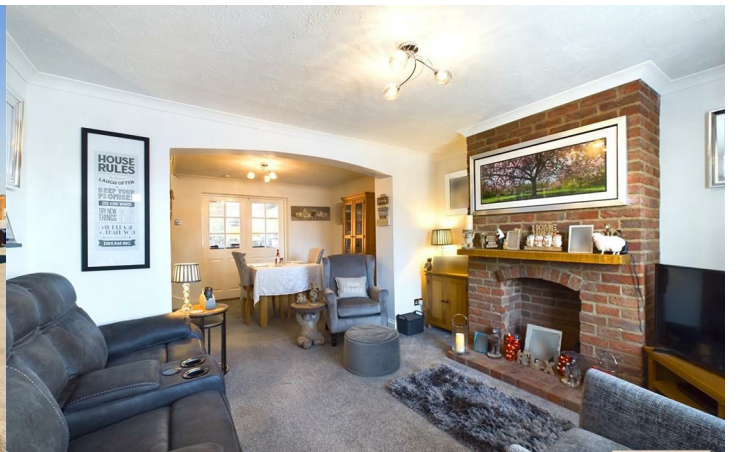
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Belvedere Road

North East Ipswich, IP4 4AA

Offers in excess of £230,000



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Summary Continued

This includes a new Baxi combination boiler fitted in January 2023 with a 10 year warranty and a service carried out on 15th January 2024.

In addition, some windows have been replaced and the windows to the front are a feature UPVC sash style double glazed windows being careful to recreate the appearance of the original sash windows.

New gutters, soffits and fascias have also been installed and new fencing on the left hand side in the rear garden. Inside there have been new internal doors including glazed double French doors opening out into the kitchen/breakfast room, which has been extensively refitted with a new Bosch cooker, NEFF induction hob and extractor fan, new flooring and white metro tiling. Upstairs, a heavy duty, telescopic loft ladder has been fitted and the loft has been extensively boarded. In the bathroom, a new shower has been installed with mixer taps and screen plus a chrome radiator and extractor fan.

There are USB chargeable sockets that have been installed in the bedrooms. A new electric fuse board has been installed and all the electrics have been checked by Extreme Electrics. There are fitted shutter style bespoke made to measure blinds installed by Turner Blinds and virtually the entire house has been redecorated as well.

This delightful cottage style home awaits very lucky new owners. There is literally nothing for the new owners to do other than to move in with their own furniture and belongings.

Front Garden

The front garden has been neatly laid to shingle with well kept box hedging leading to front door.

Lounge/Diner

21' x 12'6" (6.40m x 3.81m)

UPVC double glazed sash style replacement window to front, feature brick built fire place with surround and hearth. This is not currently working as an open fire but we believe that it may be possible to alter this to incorporate a wood burner, radiator, stairs rising to first floor, spacious under stairs recess area and double glazed French doors opening into kitchen.

Kitchen/Breakfast Room

12' x 11'9" (3.66m x 3.58m)

Excellent selection of contemporary gloss grey units comprising base drawers, cupboards and eye level units with roll top worksurfaces, single drainer sink unit with tiled splash backs, new flooring, new replacement Bosch cooker, replacement NEFF induction hob and extractor over. New electric fuse box in cupboard, new Baxi combination boiler fitted in January 2023 and serviced on 15th January 2024 with a 10 year warranty.

There is a window to rear and glazed French doors leading out into the rear courtyard which is easterly facing making this room very sunny, bright and pleasant especially in the morning.

First Floor Landing

Large loft hatch, new telescopic heavy duty loft ladder fitted, is extensively boarded and has lighting (this has been completed in the last 15 months).

Bedroom One

12' x 11'6" (3.66m x 3.51m)

Double glazed window to front and radiator.

Bedroom Two

12'9" x 10'6" (3.89m x 3.20m)

UPVC two double glazed windows to rear, radiator,

large walk in wardrobe with ample shelf and hanging space (former airing cupboard).

Bathroom

Panelled bath with new mixer tap over with shower screen, extractor fan, chrome heated towel rail, fully tiled walls, roof light window which has a motion sensor (it will close if it starts to rain) and can be operated by remote control and has been installed with a Fensa guarantee.

Courtyard

The rear courtyard is accessed by a rear passage way via new wooden gate and is easterly facing, fully enclosed and sheltered, making this an absolute sun trap for a good part of the day and is ideal for sitting out having a mid morning cuppa, a mid afternoon glass of wine or alfresco dining.

The courtyard is completely unoverlooked to the rear and secluded from both sides by panelled fencing, the left hand side of which has only recently been installed in the last year with concrete posts and rail fencing with access at the rear via the wooden gate to the garage and parking area.

Garage

9'7" (2.9318)

A wider than average garage which has a new replacement up and over door and a new replacement personal door to the rear. The modern pitched and tiled roof garage is supplied with light and power with outside flood lighting and ample eaves storage space. To the front of the garage is an additional car parking space. The garage itself is wide enough to accommodate a Honda HRV vehicle.

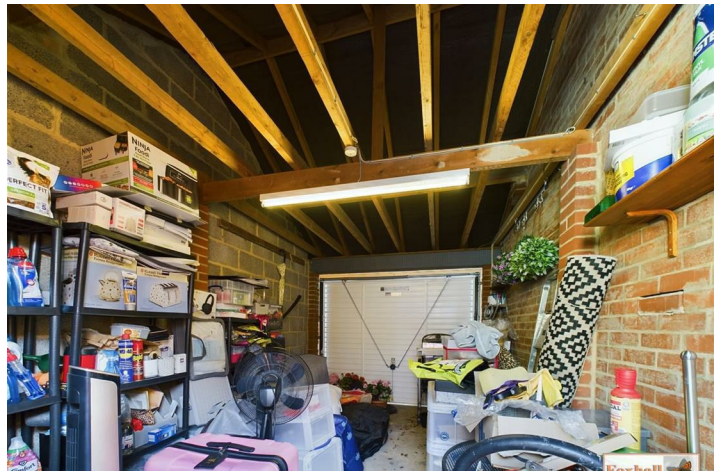
Agents Note

Tenure - Freehold

Council Tax Band B







Road Map



Hybrid Map



Terrain Map



Floor Plan

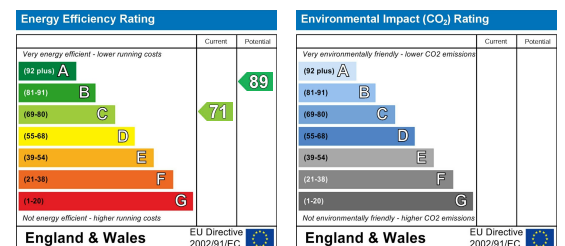


Approx. Gross Internal Floor Area 816 sq. ft / 75.80 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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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