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Holly Lane

Rushmere St. Andrew, IP5 1DN

Guide price £290,000



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Summary Continued

There is a front to back 17'1 x 12' lounge/diner and two double size bedrooms in addition to the family bathroom.

Furthermore with access from the entrance hallway is a full width loft space two thirds of which had been boarded, carpeted and already has a window so this offers a number of additional uses. The bungalow itself also offers potential for further conversion or extension subject to any necessary planning or building control regulation consents.

The rear garden is delightful being westerly facing with a patio area which is a real suntrap for most of the day. It is relatively low maintenance and courtesy of a number of very established conifers, trees and shrubs offer seclusion from the rear.

At front of the bungalow very long driveway which widens at the top provides off street parking for at least four to five vehicles. The front garden itself is also screened courtesy of established trees.

This is the first time the property has been on the market for forty years and we have no doubt will be in big demand.

Front Garden

58 (17.68m)

A long driveway providing parking for up to five vehicles. The front garden is largely laid to lawn with an established oak tree and beech tree which helps to provide screening to the front. There are a number of very well stocked flower/shrub borders including rhododendrons, conifers and bulbs coming through.

Entrance Porchway

Reception Hallway

Door to airing cupboard, access to loft space.

Lounge/Diner

17'1" x 12'1" (5.2141 x 3.6845)

Radiator, windows to front and rear with front window being easterly facing making this a lovely sunny room especially in the mornings and the rear window is south westerly facing making this very sunny and pleasant in the afternoons. A new gas fire has been installed.

Kitchen

10'1" x 7'4" (3.0865 x 2.2464)

Galley style kitchen which opens to a wider area near the back door with single drainer sink unit, work-surfaces, extensive range of fitted units comprising base cupboards and eye level cupboards, tiling, radiator, window and part glazed door to rear (south westerly) facing making this a sunny room in the afternoons. The seller has informed us that he may be leaving the fridge/freezer, cooker and the washing machine.

Bedroom One

13'10" x 10'1" (4.2337 x 3.0881)

Radiator, vanity unit wash hand-basin in corner and window to rear.

Bedroom Two

10'5" x 8'7" (3.1844 x 2.6399)

Radiator, fitted cupboards with shelves and additional cupboards in recess, attractive views down the garden and over the green area from this window.

Family Bathroom

Comprising bath with Triton Enrich wall mounted shower above, installed in 2022, wash hand-basin, W.C., fully tiled walls, window to front making this a lovely sunny room in the mornings.

Loft Space

There is a very large virtually full width loft space to the property which is accessed from this hatch with fitted loft ladder. The south easterly side of the loft has been two thirds boarded, has its own light and has been converted to an extra room which has been carpeted and plastered with a maximum height of approximately 5'3 and would make an ideal games room etc. It also lends potential for creating additional accommodation in the form of a loft conversion subject to all the necessary planning and building control regulations. The other half of the loft provides additional storage space.

Sunroom/Utility Room

34'6" x 5'11" (10.519 x 1.8052)

Sliding double glazed patio doors to rear at the lounge/diner end, further patio doors at garage end plus personal door leading through to garage, plumbing for washing machine, work-surface with further storage space under. The conservatory is south west facing making this a very sunny and pleasant room in the afternoons especially in the spring and autumn time.

Rear Garden

38 x 48 (11.58m x 14.63m)

South westerly rear garden which is screened from sides and rear courtesy of the number of established conifers and beautiful magnolia which is about to come into bloom. The garden commences with a patio area which is a real suntrap and is ideal for sitting out with an afternoon cuppa, glass of wine or alfresco dining. The garden is enclosed by a combination of wire fencing and panel fencing with an additional circular patio area with hole for rotary washing line. There is access via wooden lockable gate that leads to the front garden. There is a 7' x 6' shed to remain.

Garage

25 (7.62m)

Much larger than average garage, supplied with power and light with remote up and over door.

Beautiful Countryside On The Doorstep

This bungalow is situated in a highly sought after cul-de-sac position literally forty yards from footpaths and bridle paths that lead down to the beautiful countryside of the Fynn Valley. From here walks can go in one direction to Tuddenham in the other direction to Playford making this absolutely ideal for anyone who has dogs, children, likes mountain biking or rambling.

Agents Notes

Freehold

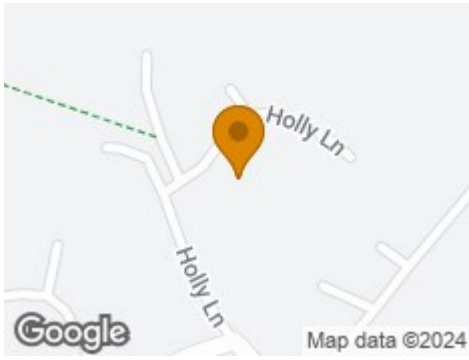
Council Tax Band B







Road Map



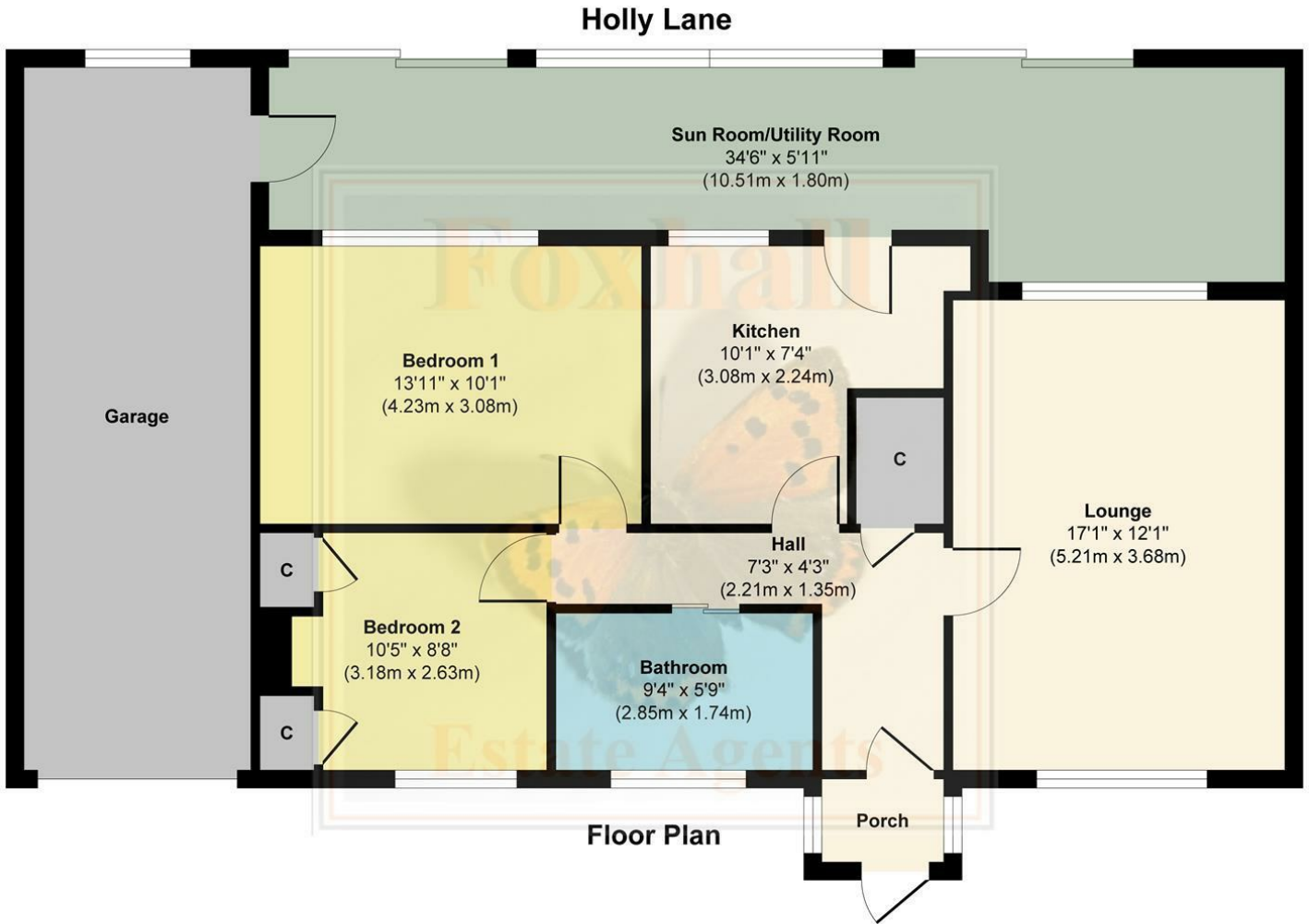
Hybrid Map



Terrain Map



Floor Plan



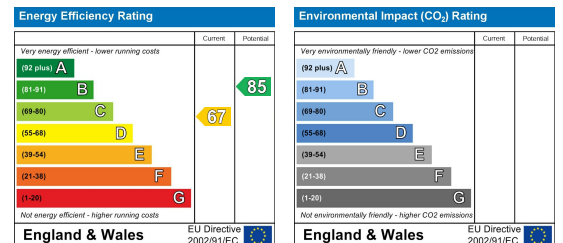
Approx. Gross Internal Floor Area 702 sq. ft / 65.29 sq. m

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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