

Foxhall



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Humber Doucy Lane

Rushmere St Andrew, IP4 3NR

Guide price £400,000



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Entrance Hall

Double glazed composite entrance door to Entrance Hall with engineered oak flooring.. Further door to the further hallway with stairs off and under-stairs cupboard, doors to lounge, the office and the family/dining/kitchen.

Cloakroom W.C.

Double glazed obscure window to the side, low flush W.C., vanity wash hand-basin, tiled splash-back and vinyl flooring.

Lounge

13'5" x 13'0" (4.107 x 3.987)

Double glazed bay window to front, radiator, feature tiled fireplace, original corniches, folding doors to the family/dining/kitchen areas.

Office

12'5" x 7'11" (3.790 x 2.417)

Double glazed window to side, double glazed door to side to the side porch. Engineered oak flooring, modern fitted radiator..

Side Porch

Double glazed windows and a double glazed door facing the front.

Family Area

25 x 21'1 l shaped (7.62m x 6.43m l shaped)

Chimney breast feature with a wooden over mantle and a tiled base with exposed brickwork, cupboards into the recess with shelving over, painted floorboards.

Dining Area

25 x 21'1 l shaped

Upright radiator, downlighters, double glazed window to rear, stripped and painted floor boards, double glazed French style doors and through to kitchen area.

Kitchen Area

25 x 21'1 l shaped

This has been nicely refitted and comprises single drainer sink unit with cupboards under and mixer over, an excellent range of worksurfaces with cupboards, drawers, tall mounted cupboards over, Bosch oven, five ring NEFF induction hob and extractor over, there is an upright unit housing the fridge freezer and a central island, breakfast area with cupboards and drawers, downlighters, stripped and painted floor boards, upright radiator, double glazed window to rear.

Landing

Obscured double glazed window to side, access to a cupboard over the stairs, access to all bedrooms and bathroom.

Bedroom One

13'4" x 10'5" (4.087 x 3.185)

Double glazed bay window facing the front and radiator.

Bedroom Two

12'5" x 11'6" (3.796 x 3.518)

Double glazed window to rear, radiator, built in wardrobes, cupboard housing a Baxi boiler, painted wood flooring.

Bedroom Three

16'0" x 9'8" (4.881 x 2.955)

Two double glazed windows to front, two radiators, loft access and painted wood flooring.

Bathroom

Double glazed obscured window to the rear, heated towel rail panelled bath with mixer taps with shower over, vanity wash hand-basin, spotlights, access to the loft, extractor fan, tiled splash-back and flooring.

Garage

16'2" x 8'2" (4.936 x 2.496)

Fob controlled up and over door, power and lighting and a door to the rear.

Front

Off road parking for four cars, via a dropped kerb. Brick built flower border with a bark finish with a mixture of shrubs and plants. Access to the front of the garage.

Rear Garden

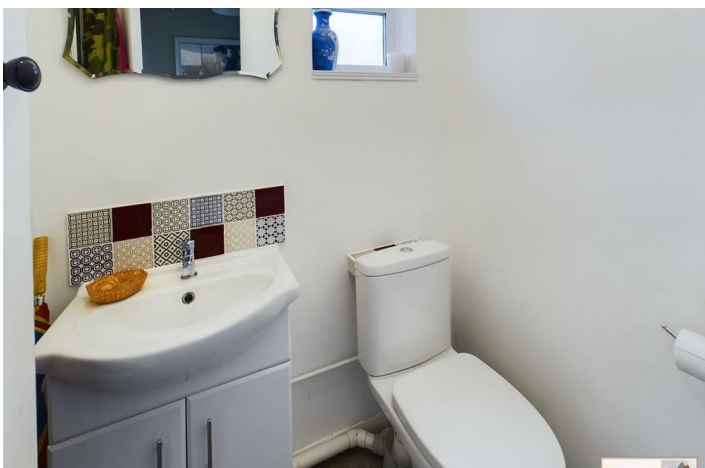
Large patio with a lawn, together with pathways, flower bed borders, fruit trees, decking area, two sheds, a summerhouse, outside tap and fully enclosed by fencing.

Agents Note

Tenure - Freehold

Council Tax Band C

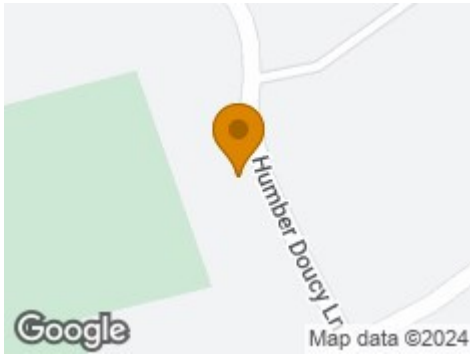
The current vendors have advised that they have had plans drawn up to convert the loft but have not applied for planning permission.







Road Map



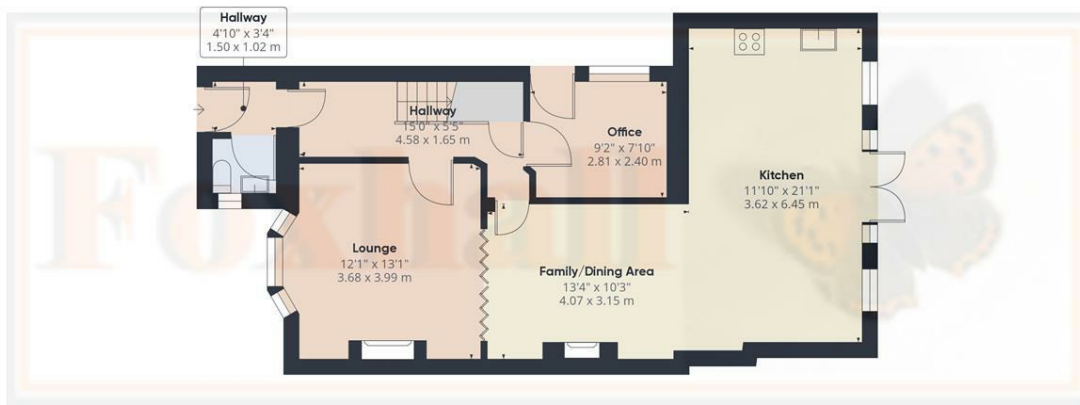
Hybrid Map



Terrain Map



Floor Plan



Approximate total area[®]
1268.29 ft²
117.83 m²



(1) Excluding balconies and terraces

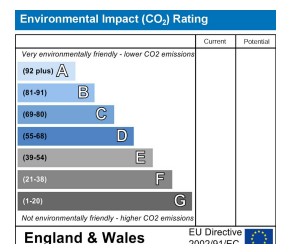
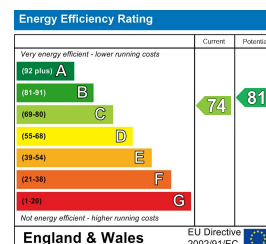
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.