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Tolworth Road

Copleston Catchment, Ipswich, IP4 5AU

Offers in excess of £475,000



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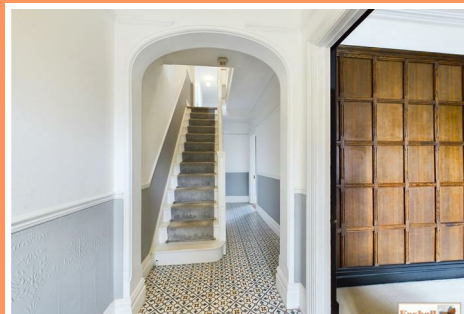
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Front Garden

The front garden is enclosed by a brick wall with driveway to the side of the property leading to the garage with up and over door, cherry tree and flower boarder, gated side access leading to the rear garden and useful area of storage to the side.

Reception Hall

Recessed entrance porch with cover and side panel leading to leaded stain glassed style entrance door to entrance hall, stairs to first floor with storage cupboard under, pattern tiled style flooring, radiator, ceiling rose, picture rails, coved ceiling, dado rails and doors to.

Lounge

17'6 (into bay) x 13' (5.33m (into bay) x 3.96m)

Three oak panelled walls, papered ceiling, ornate coving, ceiling rose, bay window to front, radiator, open fireplace with tiled hearth and decorative over mantle.

Dining Room

19'8 x 13'0 (max) reducing to 11'10 (5.99m x 3.96m (max) reducing to 3.61m)

Stripped and exposed flooring, leaded light window to side, corner bay radiator, two ceiling roses, coving and papered ceiling.

Breakfast Room

10'7 x 10'7 (3.23m x 3.23m)

Window to side, radiator built in airing cupboard housing hot water tank.

Kitchen (including Pantry area)

19'6 (max) x reducing to 15'10 x 13'4 (5.94m (max) x reducing to 4.83m x 4.06m)

Refitted kitchen comprising one and a quarter bowl single drainer stainless steel sink unit with mixer with cupboards under, wooden work surfaces with cupboards, drawers under, wall mounted cupboards over, integrated

dishwasher, down lighting, coved ceiling, extractor hood, double glazed window to side, tiled flooring, leading into pantry area with wooden worksurfaces, appliance space and cupboards under, tiled flooring. Extended kitchen around to the side with wooden worksurfaces, cupboard and appliance space under, breakfast bar area, tiled flooring, two double glazed windows to side, wall mounted boiler (which we understand from the vendor is approximately 1 year old) and through to sitting room/snug and door to cloakroom.

Downstairs Cloakroom

Low level W.C., wash hand basin with cupboard under and tiled flooring.

Sitting Room/Snug

12'7 x 9'2 (3.84m x 2.79m)

Radiator, tiled flooring and bi-fold doors opening out onto the large decked entertaining area.

First Floor Landing

Stairs off to second floor, radiator, doors to:

Bedroom One

17'4 x 13'1 (5.28m x 3.99m)

Two sash windows to front into bay, radiator, papered ceiling, picture rail, coved ceiling.

Bedroom Two

12'9 x 11'11 (3.89m x 3.63m)

Sash window to rear and window to side, radiator and picture rail.

Bedroom Three

10'7 x 8'9 (3.23m x 2.67m)

Window to rear and radiator.

Bedroom Four

9'10 x 7'0 (3.00m x 2.13m)

Sash window to side, Victorian style fireplace and radiator.

Dressing Room (Potential Bedroom Five)

9'6 x 10'0 (2.90m x 3.05m)

Currently used as a dressing room and sash window to front.

Shower Room

Independent shower cubicle, part obscure sash window to side and part tiled walls.

Bathroom

6'9 x 5'5 (2.06m x 1.65m)

Panelled bath with shower and mixer tap, wash hand basin with cupboard under, low level W.C., tiled walls, part obscure sash style window to side and heated towel rail.

Second Floor Landing

Door to office/hobby room and ceiling light.

Office (Previously used as bedroom area)

13'10 x 12'4 (plus bay) (3.99.29m x 3.76m (plus bay))

The vendor has advised that this has previously been used as a bedroom area with bay area and window overlooking rear garden, sloping ceiling restricting head height and built in cupboard over stairs.

Rear Garden

The rear garden is north westerly facing and is enclosed by timber fencing with a significant decked entertainment area with raised beds beyond. There is a large area laid to lawn with mature oak tree and garden shed to the rear.

Agents Note

Tenure - Freehold
Council Tax Band E









Road Map



Hybrid Map



Terrain Map



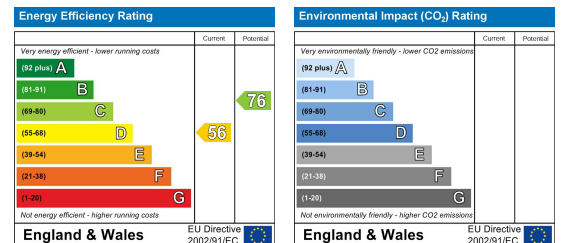
Floor Plan



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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