

Foxhall



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Euston Avenue

Rushmere St. Andrew, Ipswich, IP4 5QY

Guide price £435,000



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Summary Continued

Electric garage door with soffit spotlights, Karndean flooring in entrance hall, natural wood flooring in dining room, tiled flooring in both kitchen and conservatory, with double glazed windows and doors throughout and fully enclosed south facing garden with sheds to remain.

Situated in a no through road in a popular location in Rushmere St. Andrew with a short walk to the local convenience store, takeaway restaurant and bus stop and a few minutes more for Rushmere Heath and Golf Course, great for walkers, cyclists, dog-walkers, golfers, etc.

A short drive to A12/A14, Ipswich and Nuffield Hospitals, further shops, restaurants, public houses, takeaway restaurants and amenities. School catchment area for both the popular Broke Hall Community Primary and Copleston High School.

Front Garden

Mainly laid to lawn with driveway for two vehicles leading to garage and front door. The front door has been replaced in last two years and there is an outside light by front door. Pedestrian access via lockable gates to both left and right sides of property.

Entrance Hall

Composite double glazed front door to entrance hall, radiator, Karndean flooring, doors off to lounge, dining room, cloakroom and kitchen and stairs rising to first floor.

Lounge

18'11 (into bay) x 9'2 (5.77m (into bay) x 2.79m)

Brand new contemporary feature media wall has been installed just Aug 2023. Double glazed square bay window to front, aerial point and telephone point.

Kitchen/Breakfast Room

14'10" x 10'6" (4.52m x 3.20m)

Recently upgraded and modernised and an additional breakfast bar and overhead lights installed this Jan. Comprising of base drawers, cupboards and appliance space with wall mounted units over, plenty of work-surfaces, stainless steel one and a half sink bowl and drainer unit with mixer taps, integrated fridge and separate integrated freezer, space and plumbing for washing machine, gas hob and electric integrated oven, large double glazed square bay windows overlooking rear garden. UPVC door to rear garden. Tiled splash-back and tiled flooring.

Dining Room

9'9" x 9'0" (2.97m x 2.74m)

Recently re-painted and new patio doors installed. Radiator and patio doors leading to conservatory. Natural wood flooring.

Conservatory

12'0" x 9'1" (3.66m x 2.77m)

Modern insulation upgraded in August 2023 and new rear door recently fitted. UPVC and brick construction, tiled floor, ceiling light and spotlights, two aerial points and sockets, radiator and new door to rear garden.

Cloakroom W.C.

Recently re-painted and new floor. Double glazed obscure window to side, radiator, low level W.C. part tiled walls and wash hand-basin.

First Floor Landing

Doors off to bedrooms one, two, three and four and bathroom, large double airing cupboard housing hot water tank with plenty of shelving, wall-lights and access to boarded loft accessed via a ladder with power

and light, booster point for aerial. Double glazed window to side.

Bedroom One

15'1" x 10'5" (4.60m x 3.18m)

Recently re-painted. Generously sized main bedroom with double glazed window to front, radiator and door to en-suite.

En-Suite Shower Room

6'6" x 6'5" (1.98m x 1.96m)

Obscure double glazed window to front, low level W.C., wash hand-basin, heated towel rail, heated mirror with light and shaver-point, walk-in shower cubicle with Aqualisa Quartz shower which has been replaced in the last two and a half years, the pump for the shower is in the loft and is separate from the main bathroom shower pump so work independently of each other. Fully tiled floor and walls,

Bedroom Two

10'8" max x 8'5" (3.25m max x 2.57m)

Recently re-painted. Double glazed window to rear, radiator, aerial point and built-in wardrobe with mirror fronted doors.

Bedroom Three

9'3" x 7'8" (2.82m x 2.34m)

Recently re-painted. Double glazed window to rear and radiator.

Bedroom Four

9'3" x 7'5" (2.82m x 2.26m)

Double glazed window to rear, radiator, two telephone points and USB socket.

Family Bathroom

9'8 x 7'3 (2.95m x 2.21m)

Panelled bath with tap and mixer over, walk-in shower cubicle with Aqualisa Quartz shower which has been replaced in the last two and a half years, the pump for the shower is in the loft and is separate from the main bathroom shower pump so work independently of each other. low level W.C., wash hand-basin, half tiled walls, radiator and obscure double glazed window to front.

Rear Garden

41' x 32' (12.50m x 9.75m)

Fully enclosed charming south facing garden starting with attractive circular and further patio area giving the ideal space for alfresco dining and with outside ambient lights mid height. There is then a lawn area with mature flower and shrub borders, outside tap, side access to both the left and right via lockable gates, large 8' x 5' shed with power to remain, 6' x 2'7 smaller shed also to remain.

Garage

17'6 x 8'3 (5.33m x 2.51m)

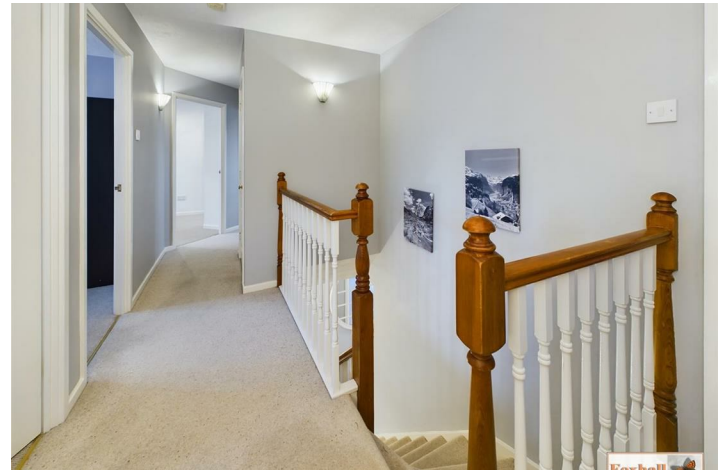
Supplied with power and lighting, electric door (fitted approximately three years ago) and personal door to kitchen. There is soffit lighting to the front (can be controlled via a smart phone app). In March 2023 a new Weissman boiler was installed.

Agents Note

Tenure - Freehold

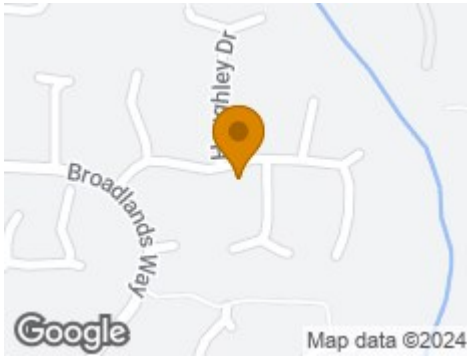
Council Tax Band E







Road Map



Hybrid Map



Terrain Map



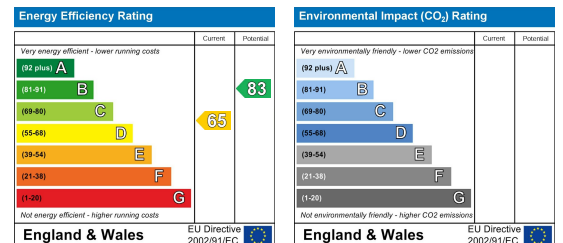
Floor Plan



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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