

# Foxhall



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## Glemham Drive

Rushmere St. Andrew, Ipswich, IP4 5BH

Guide price £375,000



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## Front Garden

This is an attractive frontage to the property with a block paved and hardstanding driveway suitable for two to three vehicles leading to the single garage with mature shrub planting down both sides of the property.

There is a pedestrian gate at the side of the property leading to the rear garden.

## Garage

16'10 x 8'0 (5.13m x 2.44m)

A single garage with power and lighting and an up and over door.

## Entrance

Glass and wooden glazed door into the property and entrance hallway with plenty of space for coats and shoes and door into the lounge.

## Lounge

16'4 x 13'5 (4.98m x 4.09m)

Carpet flooring, coving, wall lights, feature fireplace with wooden surround and marble backing and hearth with electric coal effect fire, aerial and phone points, radiator with bespoke wooden cover, further radiator, double glazed part bay window to front and door into the dining room.

## Dining Room

13'2 x 11'0 (4.01m x 3.35m)

Double glazed patio area to rear with fitted blinds, radiator, stairs rising to first floor, cupboard under the stairs, coving, carpet flooring and door into the kitchen.

## Kitchen

8'5 x 10'2 (2.57m x 3.10m)

Comprising wall and base units with cupboards and drawers under, roll top worksurfaces over, stainless steel four ring gas hob, integrated Belling oven and grill, stainless steel one and a half sink bowl drainer unit with mixer tap over, space for under counter fridge, splash back tiling, double glazed window to rear with fitted roller blind, radiator, vinyl floor and door into utility room.

## Utility Room

6'0 x 4'10 (1.83m x 1.47m)

Space and plumbing for a washing machine, dishwasher or tumble dryer, wall mounted Baxi boiler (only 1 week old), worksurfaces over, cupboards under, stainless steel sink bowl drainer unit, splashback tiling, a fuse box, door into cloakroom and a UPVC part glazed door into the rear garden.

## Downstairs W.C.

Low flush W.C., hand basin, radiator, vinyl flooring and splashback tiling.

## Landing

Doors to bedrooms one, two, three, four and family bathroom, loft hatch with ladder, part boarded and light, cupboard over stairs housing a hot water tank and shelving.

## Bedroom One

11'8 x 13'2 (3.56m x 4.01m)

Two double glazed windows to front, radiator, aerial point, an assortment of matching fitted wardrobes, chest of drawers and over bed storage with side tables, carpet flooring and door to en-suite.

## En-Suite Shower Room

8'0 x 4'3 (2.44m x 1.30m)

Walk in shower cubicle, pedestal wash hand basin, low level W.C., half tiled walls, extractor fan, obscure double glazed window to side with fitted blinds, shaver point and heated towel rail.

## Bedroom Two

7'11 x 10'5 (2.41m x 3.18m)

Double glazed window to rear, carpet flooring, radiator, fitted wardrobes with hanging space and shelving units with mirror fronted door.

## Bedroom Three

8'9 x 8'1 (2.67m x 2.46m)

Double glazed window to front, radiator and carpet flooring.



### Bedroom Four

10'11 x 6'6 (3.33m x 1.98m)

Double glazed window to rear, radiator and carpet flooring.

### Family Bathroom

8'0 x 6'1 (2.44m x 1.85m)

Panelled bath, low flush W.C., pedestal wash hand basin, obscure double glazed window to side, half tiled walls, extractor fan, vinyl flooring and radiator.

### Rear Garden

30'2" x 24'7" (9.212 x 7.510)

The south facing rear garden has a delightful patio area suitable for alfresco dining, a large lawn area with sleeper borders around three sides of the property, a Pergola area, shed (approx. 6' x 8' to remain), mature planting with shrubs and bulbs including a passiflora and rose and an outside tap.

As the property is the first one in the road and there is an unoverlooked garden, this is a wonderfully positioned family home.

### Agents Note

Tenure - Freehold

Council Tax Band D









## Road Map



## Hybrid Map



## Terrain Map



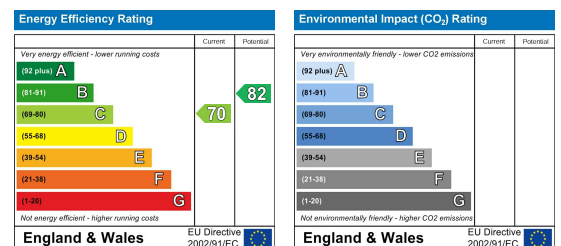
## Floor Plan



## 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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