

Foxhall



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Foxhall Road

East Ipswich, IP4 5TP

Offers in excess of £450,000



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Summary Continued

Situated in the ever popular East Ipswich area within Copleston School catchment area and serviced by a good bus route and being 5-10 minutes drive from both Ipswich town and vibrant waterfront in one direction and A14 / A12 in the other. In addition there is a superb array of shops, restaurants and amenities either just a short walk or drive away.

Front Garden

A block paved driveway suitable for parking five to six vehicles with a turning area, steps up the front door, raised brick retained borders to the front with shrubs and planting, an attractive mid height brick wall and pillars with lights and there is pedestrian side access to the property.

Entrance Porch

UPVC double glazed door into the porch with tiled detailing, light and high skirting.

Entrance Hallway

UPVC double glazed door into the entrance hall, carpet flooring, ornate coving, doors to bedrooms one, two, bathroom, lounge/diner and dining room, radiator and high skirting.

Bedroom One

11'10 x 12'0 (3.61m x 3.66m)

Double glazed bay window to front and side both with stained glass detailing above and fitted roman blinds, double fitted wardrobes with sliding doors, picture rails, high skirting, overhead cupboard and radiator.

Bedroom Two

9'11 x 11'9 (3.02m x 3.58m)

Double glazed bay window to front with stained glass detailing at the top, radiator, carpet flooring, high skirting and picture rails.

Bathroom

6'5 x 11'11 (1.96m x 3.63m)

Freestanding clawfoot bath with mixer tap and handheld shower over, vanity unit across one wall, concealed cistern low flush W.C., radiator, wash hand basin, laminate flooring, picture rail, spotlights, extractor fan, high skirting, obscure double glazed window with stained glass detailing to side and three quarter tiled walls.

Lounge

16'11 x 10'7 (5.16m x 3.23m)

Large impressive lounge with feature fireplace with open grate, wooden hearth surround, marble style back and hearth, aerial point, two double glazed windows to side, carpet flooring, archway through to the sun room. Feature display alcove and ornate coving.

Dining Room

11'9 x 14'6 (3.58m x 4.42m)

Ornate alcove, wall detailing, ornate coving, ceiling rose, double glazed window to side with stained glass detailing above, archway through to the kitchen/breakfast room, stairs rising to first floor, radiator and high skirting.

Kitchen/Breakfast Room

9'9 x 17'1 (2.97m x 5.21m)

Comprising wall and base units with floor level lighting with drawers cupboard under worksurfaces over, eye level units, some wood and glazed with internal lighting, tiled splashbacks, spotlights, breakfast bar, drinking fountain, glazed door into the sun room, double glazed window to side, with stained glass detailing above and wall mounted roller blind, wall mounted Gloworm boiler and tiled flooring.

Sun Room

7'5 x 29'5 (2.26m x 8.97m)

Wood and UPVC construction, glazing on all three sides,

pedestrian door to one side and large section of the sliding patio doors leading out onto the rear garden. There is potential for this to be upgraded to bi-fold doors, solid roof with lights, two radiators and step up into the kitchen. There is a utility cupboard with washing machine and dryer plumbed, plenty of laundry cupboards and a cupboard housing the water tank.

First Floor Landing

Door to bedroom three and Dorma window.

Bedroom Three

12'8 x 12'5 (3.86m x 3.78m)

Double glazed window to side with stained glass detailing above, carpet flooring, a multitude of built in cupboards, door to en-suite and ceiling fan with light.

En-Suite

Wall mounted vanity unit across one wall with wash hand basin below, low flush W.C. with concealed cistern, walk in single shower cubicle, part tiled walls, fully tiled flooring, plumbed in towel rail, radiator, roof light window and alcove area for storage.

Rear Garden

A fully enclosed, mature rear garden commences a large ornate tiled patio area, the remainder laid to lawn with mature trees, shrubs and planting throughout as well as screening from neighbours.

The garden attracts a variety of wildlife, there is also a summerhouse (12'x7' approx.) and would benefit from a little TLC.

Garage

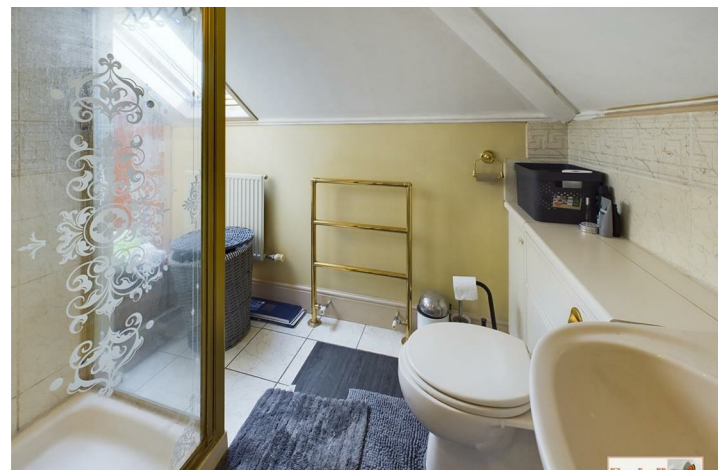
The single garage has an up and over door, with power and light, PRI outside lighting on the garage and the property itself.

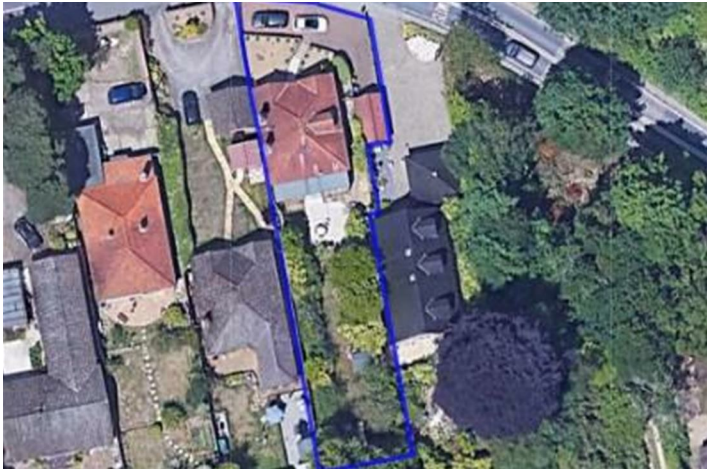
Agents Note

Tenure - Freehold

Council Tax Band D







Road Map



Hybrid Map



Terrain Map



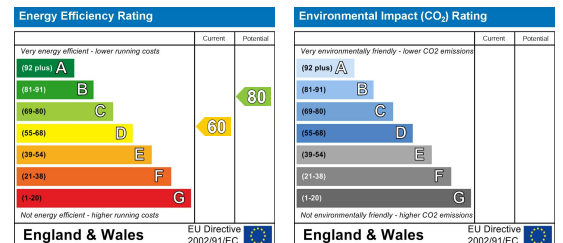
Floor Plan



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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