

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Haughley Drive

Rushmere St. Andrew, Ipswich, IP4 5QU

Asking price £355,000



3



2



1



C



Haughley Drive

Rushmere St. Andrew, Ipswich, IP4 5QU

Asking price £355,000



Summary Continued

The owners have installed a luxury garden room by Smart Garden Offices valued at £15,000. This is still a current model within the companies Belle range and is supplied with light and power. Double glazed French doors open into the garden plus a side glazed window makes this a very light and airy space to enjoy. There is access to Wi-Fi is obtained from the main house via a booster.

The thermal heat storage water tank and pump were replaced in 2016. Karndean flooring has also been installed in the kitchen/bathroom and en-suite. There are items within the property that the current vendors may leave or would be open to separate negotiation including appliances in the kitchen and the double sofa bed in the back bedroom, curtains, curtain poles and light shades may also be remaining plus the blinds in the kitchen to stay.

The property is also close to local bus routes, the 66 bus stop is only a 4-5 minute walk to Brendan Drive.

Front Garden

A modern block paved double width driveway with adjacent gravelled area which could be replaced to accommodate additional parking if required. The neat gravelled area on both sides of the driveway include shrubs and trees and a sturdy side access gate leads to a side passageway.

The benefit of the position of the property within the cul-de-sac means that it is not overlooked from the immediate front as the property opposite is situated side on to this house.

Entrance Hallway

UPVC double glazed front door into entrance hallway with radiator, doors to kitchen, downstairs cloakroom and the garage.

Lounge / Diner

18'9" x 12'4" (5.7256 x 3.7674)

A beautiful light and airy room courtesy of the westerly facing double glazed windows and French doors to rear opening out onto the rear garden, making this a particularly sunny and pleasant room in the afternoons. There are two radiators, open plan stairs rising to first floor with feature balustrading.

Kitchen

11'0" x 6'3" (3.3543 x 1.9266)

A modern replacement kitchen with Bosch oven, four ring gas hob and Bosch extractor hood over, an excellent selection of fitted units comprising base drawers, cupboards and eye level units, single drainer sink unit, worksurfaces, part tiled walls, recess space for fridge/freezer, chrome heated towel rail, plumbing for automatic washing machine and recessed ceiling spotlights. Window to front with fitted blinds which is easterly facing making this a light and sunny room in the mornings.

Downstairs Cloakroom

A replacement suite comprising a low flush W.C., wash hand basin, radiator, extractor fan and gloss tiled flooring.

First Floor Landing

Feature balustrading, loft access which is partially boarded, door to the airing cupboard and window to side.

Bedroom One

10'4" x 10'4" (3.1594 x 3.1502)

Radiator, window to front, built in double mirror fronted sliding door wardrobes with hanging and shelved storage space and polished wood flooring.

En-Suite

A replacement en-suite with fully tiled walls, shower enclosure, vanity wash hand basin with cupboards under, low flush W.C., chrome heated towel rail, illuminated mirror (to remain), extractor fan and window to side.

Bedroom Two

10'1" x 8'7" (3.0794 x 2.6260)

Built in double mirror fronted sliding door wardrobes with hanging and shelved storage space, window to rear and radiator.

Bedroom Three

9'5" x 8'3" (2.8911 x 2.5217)

Radiator and window to front (easterly facing) making this a light and sunny room, especially in the morning.

Bathroom

A modern replacement bathroom suite comprising bath, wash hand basin, low flush W.C., fully tiled walls in bath area, radiator and window to rear.

Garage

A replacement electric roller door with remote control fitted by Foremost Garage Doors of Ipswich, a wall mounted replacement Baxi 800 boiler installed in 2021. The garage is supplied with light and power.

Rear Garden

A westerly facing enclosed rear garden which benefits from the sunshine for a good part of the day. The garden commences with a decked area, gravel, neat area of a lawn, is enclosed by good condition panel fencing and is extremely well stocked shrub and flower borders providing colour throughout the year. There is also a recessed side access with a made to measure potting shed. At the time of the valuers visit a magnificent Ceanothus was in full bloom and was the focal point of the garden.

Cabin/Garden Room/Office

10'5" x 6'11" (3.1994 x 2.1234)

A luxury garden room by Smart Garden Offices valued at £15,000. This is still a current model within their Belle range and is supplied with light and power, double glazed French doors opening into the garden plus a side glazed window with bespoke fitted blinds, making this a very light and airy space to enjoy. There is also up lighting outside and there is Wif-Fi obtained via a booster from the main house.

The cabin/garden room is fully insulated with Cellotex

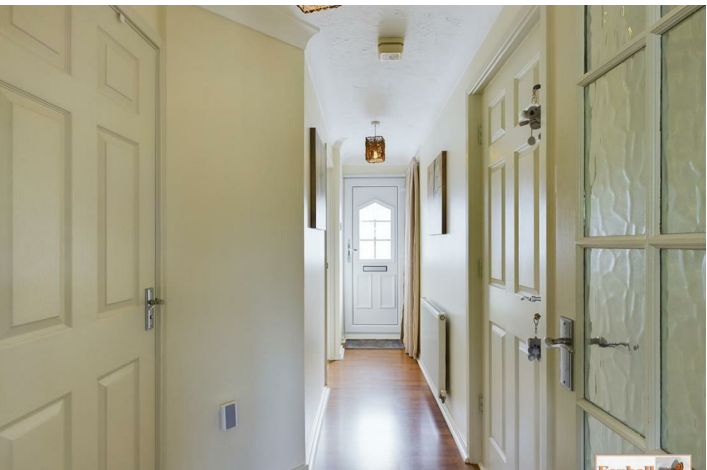
20mm style insulation, has it's own fuse board plus wooden engineered flooring and New England panelling. The vendors are open to leaving the desk in there subject to separate negotiation. The structure sits on the ground screws and is modular construction which would allow this to be moved if required.

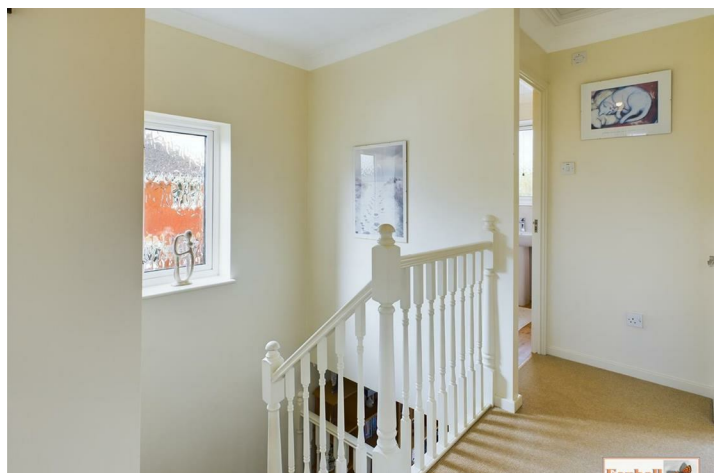
Surrounding Woodland

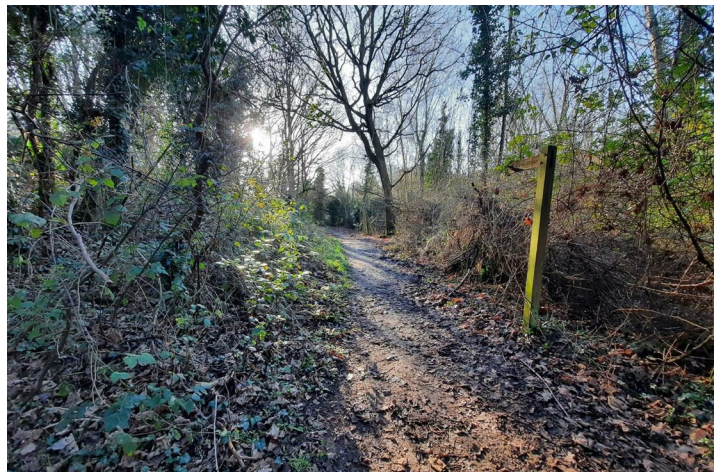
The surrounding woodland and heath land is only a few minutes walk from the property making this ideal for anyone who enjoys walks or who has children or dogs. Rushmere Golf Course is only a 15 minute walk in the other direction.

Agents Note

Tenure - Freehold
Council Tax Band D

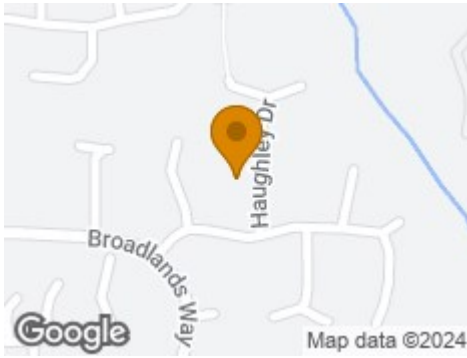








Road Map



Hybrid Map



Terrain Map



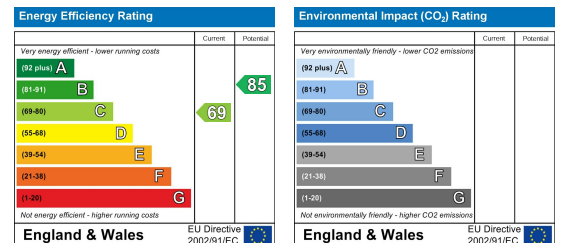
Floor Plan



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



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.