

Foxhall



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Andros Close

East Ipswich, IP3 0SL

Guide price £415,000



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Andros Close

CUL-DE-SAC LOCATION - PLENTY OF OFF ROAD PARKING AND DOUBLE GARAGE - FOUR / FIVE BEDROOM DETACHED HOUSE - CONTEMPORARY KITCHEN / BREAKFAST ROOM RECENTLY INSTALLED - LARGE LOUNGE - SEPARATE DINING ROOM - SUN ROOM WITH INSULATED CEILING - UPSTAIRS BATHROOM, EN-SUITE AND DOWNSTAIRS SHOWER ROOM RECENTLY REFURBISHED - GENEROUS SECLUDED REAR GARDEN - BOILER ONLY 1 YEAR OLD - RECENTLY RE-DECORATED

Foxhall Estate Agents are delighted to offer for sale this four / five bedroom detached house nestled in a corner plot situated in a cul-de-sac with plenty of off road parking and double garage.

The property comprises of a large lounge (currently being used as a fifth bedroom), dining room, kitchen / breakfast room refurbished, sun room with a solid roof which the current owners have had the ceiling full insulated, downstairs shower room refurbished, entrance hallway, four good sized bedrooms upstairs, family bathroom, en-suite shower room and a light and airy landing.

The property also benefits from a new boiler only one year old, off road parking for a number of vehicles via a driveway to the front and double garage and generous secluded rear garden with woodland beyond.

The property is very versatile accommodation, suitable for multi generational living with a further potential bedroom downstairs and full shower room.

Situated in a popular cul-de-sac, the property is ideally positioned for access into the Orwell Country Park and bridle paths and footpaths leading throughout the woodland down to the shores of the River Orwell beyond.

Front Garden

A large corner plot front garden with a hardstanding driveway and a further shingle area with membrane to prevent movement under, suitable for a number of vehicles including vans, motor homes, can house five- to six cars or larger vehicles, there is also a pedestrian gate leading into the rear garden and pathway to the front door.

The remainder of the front garden is laid to lawn and there are mature trees, shrubs and planting.

Entrance Hallway

Entrance door leading into the hallway, laminate flooring, door leading into the lounge, kitchen/breakfast room, shower room, dado rails, radiator, stairs rising to first floor, coving and bespoke under stairs cupboards for storage.

Downstairs Shower Room

A walk in shower cubicle with rainfall shower over and hand held shower attachment, fully tiled walls in the cubicle, wash hand basin, low flush W.C. and bidet attachment, obscure double glazed window to front, tiled splashback, laminate flooring and extractor fan.

Two grab rails have been installed by the current owners which could be removed easily if required.

Kitchen/Breakfast Room

13'11 x 9'4 (4.24m x 2.84m)

Comprising of wall and base units and drawers and cupboards under including winerack, worksurfaces over including purpose built breakfast bar, integrated double oven and microwave, induction hob and extractor fan, dishwasher, splashback tiling, sink bowl drainer unit with mixer tap, double glazed window to rear, coving, tiled flooring and through to utility room and door to dining room.

Utility Room

Tiled flooring, space for full height fridge / freezer, space and plumbing for washing machine, shelving, double glazed window and pedestrian door to rear.

Dining Room

12'1 x 8'6 (3.68m x 2.59m)

Carpet flooring, dado rail, wood and glass double doors into the conservatory and coving.

Conservatory

14'6 x 11'3 (4.42m x 3.43m)

A fully insulated conservatory of brick and UPVC construction, fully insulated ceiling, tiled flooring, aerial point, radiator, spotlights, French doors leading out into the garden.

Lounge/Further Bedroom

16'0 x 12'3 (4.88m x 3.73m)

A double glazed square bay window with fitted wooden blinds, coving, carpeting, dado rails, radiator, feature fireplace with granite, plinth, backing and hearth with gas fire (not tested), aerial and telephone points.

As the current owners are using this room as an annex some minor adaptations have been made, there is a stud wall between the lounge and the dining room the doors on the dining room side are still there, this partition can be removed easily.

First Floor Landing

Doors to bedrooms one, two, three, four and bathroom. Loft access with ladder, supplied with light and is part boarded.

Bedroom One

12'6 x 9'3 (3.81m x 2.82m)

A large main bedroom with double glazed window to front with fitted wooden slat blinds, radiator, quadruple fitted wardrobes, two are mirror fronted, coving, aerial point and telephone point and door to en-suite.

En-Suite Shower Room

A large walk in shower room with mermaid backing, handheld shower attachment and rainfall shower over, low flush W.C. with a bidet attachment, pedestal wash hand

basin, heated towel rail, two obscure double glazed windows to front, tiled splashbacks surround, laminate flooring, a large overstairs storage cupboard.

Bedroom Two

11'8 x 7'8 (3.56m x 2.34m)

Double glazed window to rear, coving, carpet flooring and radiator.

Bedroom Three

8'0 x 7'0 (2.44m x 2.13m)

Double glazed window to rear, radiator, carpet flooring and coving.

Bedroom Four

8'0 x 6'10 (2.44m x 2.08m)

Double glazed window to rear, radiator, carpet flooring and coving.

Family Bathroom

Panelled bath with mixer tap and shower over, tiled splashbacks, laminate flooring, low flush W.C., pestestal wash hand basin, obscure double glazed window to side with a fitted roller blind, heated towel rail.

Rear Garden

52'11" x 47'11" (16.144 x 14.629)

A beautiful corner plot rear garden backing onto woodland and is unoverlooked which is mainly laid to lawn with raised sections, there is a shed (10'2" x 7'8) to remain, an outside tap, a large patio area suitable for alfresco dining, a side area suitable for bin storage etc and leads around to a pedestrian gate in front of the garages.

Double Garage

16'5 x 16'1 (5.00m x 4.90m)

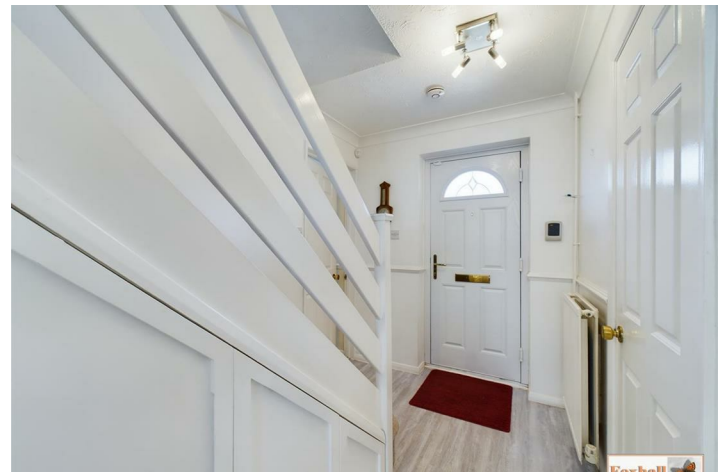
Double garage with manual up and over door, supplied with power and lighting and Ideal wall mounted boiler only a year old.

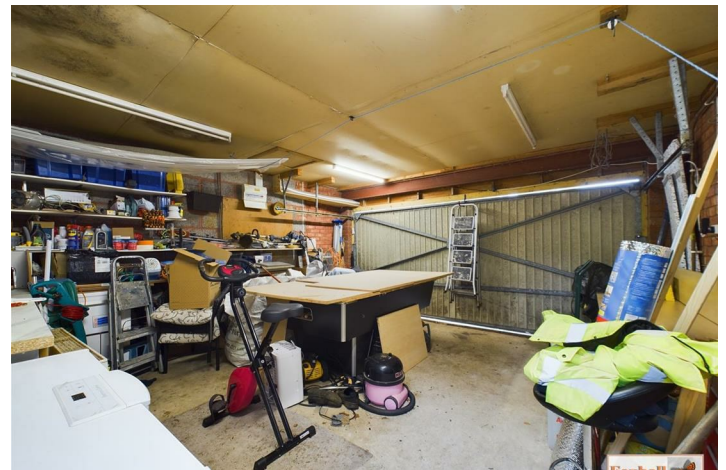
Agents Note

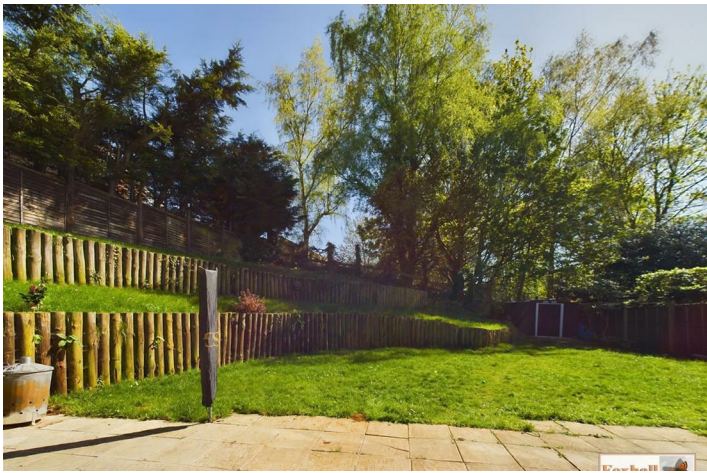
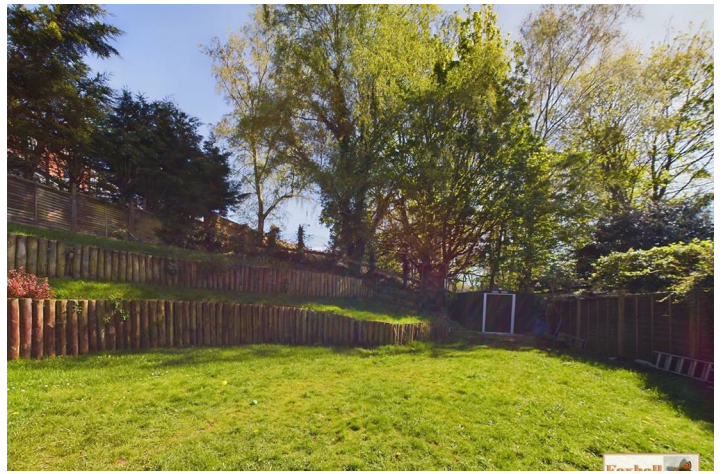
Tenure - Freehold

Council Tax Band D









Road Map



Hybrid Map



Terrain Map



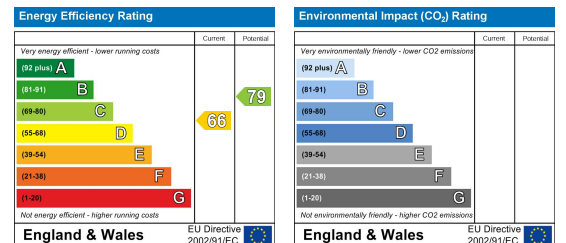
Floor Plan



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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