

# Foxhall



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## Winston Avenue

Rushmere St Andrew, Ipswich, IP4 3LS

Asking price £600,000



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## Front Garden

Ample off road parking with an in and out driveway, a detached double garage with further garden to the left, mainly laid to lawn with access via a gate to the rear garden.

## Porch

Double glazed door to front for access with a feature glass tiled wall, coving, Karndean flooring, radiator, single glazed door into the entrance hallway.

## Entrance Hallway

Single glazed window to front, radiator, Karndean flooring, double storage cupboard, access to loft which is boarded with a drop down ladder, is boarded with two lights providing plenty of storage space and coving. Doors to bedrooms one, two, three, bathroom, separate W.C., lounge and kitchen.

## Lounge

17'0" x 12'7" (5.20 x 3.85)

Double glazed picture windows to front, feature glass tiled walls facing the front, radiator, wall lights, gas fire (recently serviced) with a tiled base and door to dining room.

## Dining Room

17'4" x 10'5" (5.30 x 3.18)

Double glazed windows to front and rear, double glazed sliding patio door to side, wall lights, radiator, gas fire (recently serviced) and door to the kitchen.

## Kitchen

Two double glazed windows to rear, double glazed door leading out onto the rear garden, a fitted kitchen with fitted units with cupboards and drawers, stainless steel single sink bowl drainer unit, plenty of worksurfaces,

breakfast bar, tiled splashback, double integrated oven (less than 3 years old), gas hob and extractor over, integrated fridge, plumbing for washing machine and dishwasher, pantry cupboard with a Wisseman boiler (regularly serviced) only 7 years old, space for tumble dryer, radiator and access back into the hallway.

## Cloakroom W.C.

Low flush W.C., wall mounted wash hand basin with tiled walls, double glazed window to rear, radiator and laminate flooring.

## Bathroom

Obscure double glazed window to rear, radiator, separate shower cubicle, panelled bath with mixer taps, fully tiled walls, coving, laminate flooring, shaver point and airing cupboard.

## Bedroom One

10'8" x 11'1" (3.26 x 3.38)

Double glazed window to front, radiator and coving.

## Bedroom Two

15'11" x 9'5" (4.86 x 2.89)

Double glazed window to front and side, radiator, vanity wash hand basin and two built in wardrobes.

## Bedroom Three

12'7" x 9'0" (3.84 x 2.75)

Double glazed window to side, radiator, coving, fitted wardrobes and a double built in wardrobe.

## Rear Garden

A fully enclosed very well presented beautiful north westerly facing rear garden mainly laid to lawn with raised flower beds with an array of mature shrubs bushes and trees, an outside tap, a shed with power and lighting. The overlooked rear garden also has a large

patio area with access to an outside W.C. and access to the front via gates on both sides of the property.

### **Double Garage**

A double detached garage with fob entry via electric double doors and has power and lighting. Double wooden doors leading to further parking and door to side.

### **Agents Note**

Tenure - Freehold

Council Tax Band E

















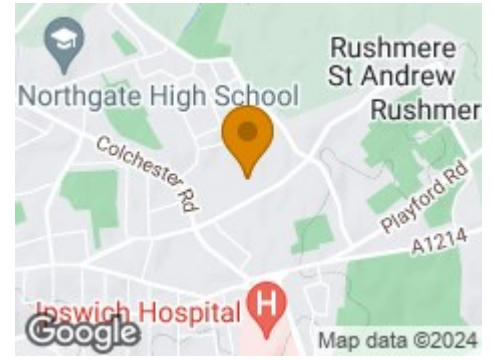
## Road Map



## Hybrid Map



## Terrain Map



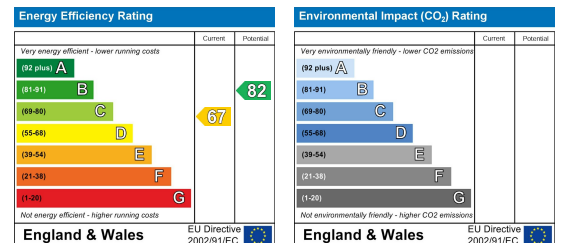
## Floor Plan



## 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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