

# Foxhall



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## Glenavon Road

East Ipswich, Ipswich, IP4 5QD

Asking price £575,000



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## Summary Continued

The bathroom was installed approximately 10-12 years ago, the fascias and guttering have all been replaced and UPVC double glazed bay windows to the front and French doors to the rear have been replaced in the lounge.

The front wall has been rebuilt and a double width driveway was installed and an electric car charger point added.

The Worcester Bosch boiler was replaced approximately 8 years ago and there is oak wood flooring to some rooms.

There is a detached garage supplied with light and power and the most amazing south facing huge rear garden which is unoverlooked from the rear with a large patio suitable for alfresco dining, enjoying a cuppa and entertaining.

The beauty of the location on the Australian Estate is that it is an extremely popular location being a few minutes walk to Rushmere heath and golf course making it ideal for anyone with dogs or young children.

Furthermore, Ipswich hospital is less than a five minute walk away via the passage on Melbourne Road and a selection of shops including the Co-op on Woodbridge Road East is no more than a ten minute walk away. Buses into town and to Felixstowe and Woodbridge can be accessed easily within a few minutes walk.

The property is also located within the highly sought after Broke Hall Primary School and Copleston High School.

## Front Garden

Neatly enclosed by a replacement brick wall with a large area of lawn, well stocked with flowers and shrubs, side access gate leading into the rear garden.

There is a double width gravel driveway leading to the garage and there is an electric car charging point. The driveway could accommodate up to four cars (size dependant).

## Entrance Hallway

This is a stunning reception hallway as you enter the house with a beautiful 1930's leaded light and stained glass inset to the panelled front door with stairs rising to first floor with feature balustrading and handrail, radiator and two doors to under stairs cupboard with lighting and panelling.

## Sitting Room

15'7" x 11'3" (4.75 x 3.45)

A superb southerly facing reception room with stripped wood flooring, double radiator, with windows and double glazed French doors opening out onto the patio and rear garden.

The focal point of the room is a beautiful fireplace with wood surround and slate hearth plus Victorian style tiles incorporating a genuine and regularly used fireplace and recessed spotlights.

## Lounge

13'1" x 13'1" (4.0 x 4.0)

Bay window to front, curved radiator within the bay.

## Dining Room

11'5" x 7'10" (3.5 x 2.4)

Double glazed French doors open out onto the patio area

within this south facing light and airy dining room which gets the sun throughout the day and an arch through to the kitchen/breakfast room, feature wall lights and radiator.

### **Kitchen / Breakfast Room**

19'8" x 11'11" (6.0 x 3.65)

A superb replacement kitchen by Wren with an excellent range of gloss fronted kitchen units, comprising base drawers, cupboards and units plus dresser unit and plate rack, Quartz worksurfaces throughout, island incorporating breakfast bar, a wealth of integrated appliances to remain including a microwave, tumble dryer, washing machine, dishwasher, fridge freezer, extractor fan above, space for a double Rangemaster cooker (may be open to negotiation with the current owners), ample power points, sink unit overlooking the garden which is southerly facing making this a very light and sunny room throughout the day, feature herringbone oak floated flooring, window to side, inset recessed ceiling spotlights, window and part glazed door to the rear and radiator.

### **Cloakroom W.C.**

A modern replacement suite comprising W.C. and wash hand basin, radiator and window to front.

Within this room is the wall mounted Worcester Bosch boiler which is 8 years old and has been regularly serviced.

### **First Floor Landing**

#### **Bedroom One**

15'1" x 11'11" (4.6 x 3.65)

This is a very spacious bedroom within the extended part of the house with panelling on the walls, dado rail, recessed ceiling spotlights, stripped wood flooring, wall lights and full width contemporary three double wardrobe units.

#### **En-Suite**

9'0 x 5'0 (2.74m x 1.52m)

A very spacious en-suite bathroom comprising bath with hand held shower attachment from taps, wash hand basin, matching wooden flooring, window to front and radiator.

#### **Bedroom Two**

13'0 x 12'0 (3.96m x 3.66m )

Double fitted wardrobes, radiator, window to front looking down Glenavon Road and recessed ceiling spotlights.

#### **Bedroom Three**

12'0 x 11'6 (3.66m x 3.51m)

Recessed ceiling spotlights, panelled double doors to spacious built in wardrobes, radiator and window to rear overlooking the rear garden.

### **Bedroom Four**

Radiator and window to front offering views down Glenavon Road.

### **Family Bathroom**

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

A modern replacement suite with a P-shaped bath with shower over, handy recess for shampoos etc, fully tiled walls in bath/shower area, window to rear (southerly facing with lots of light), radiator, heated towel rail, wash hand basin, low flush W.C. and recessed ceiling spotlights.

### **Garage**

The garage has a pitched roof, supplied with light and power, a personal door to side and workbench.

### **Rear Garden**

One of the many selling points of this property at approximately a third of an acre, the valuer believes that this is the largest plot on the Australian Estate.

The garden is extensively laid to lawn with well stocked flower and shrub borders, high trees to the side and rear provide seclusion and screening and being southerly facing there are many areas that are complete sun traps.

The garden commences with an extensive patio area which is absolute sun trap, ideal for enjoying a mid morning cuppa, afternoon glass of wine or alfresco dining with family and friends.

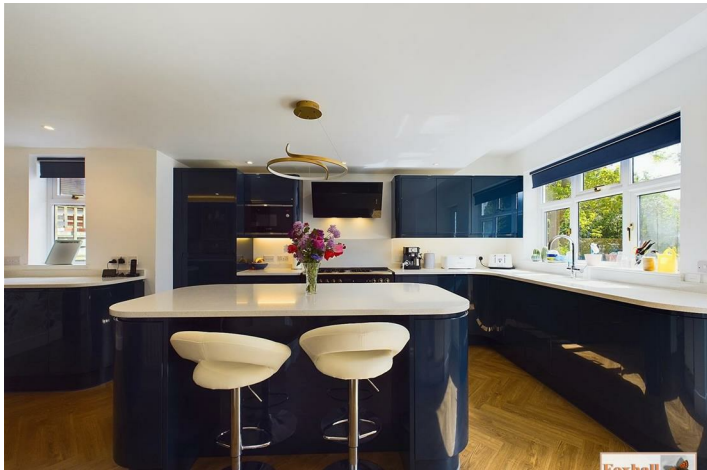
There is an enclosed vegetable area with established trees, a pond, an outside tap and further area on both sides of the property.

To the rear of the garden there is an additional shed with crazy paved patio area surrounding a further pond.

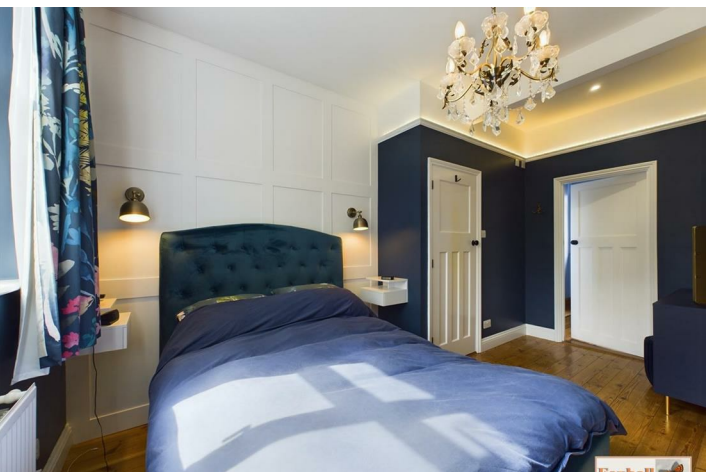
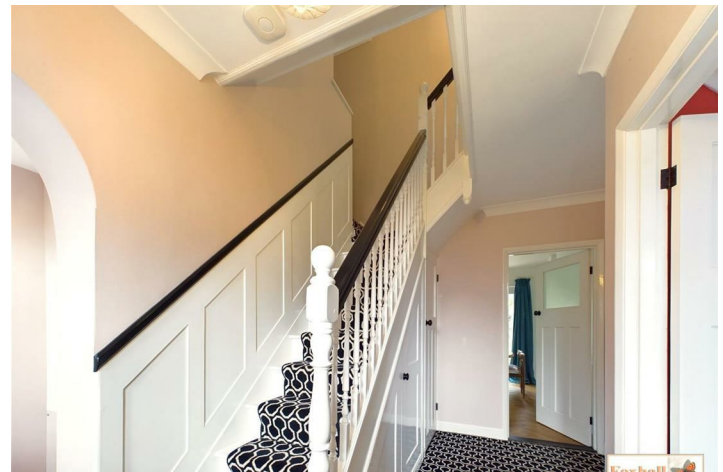
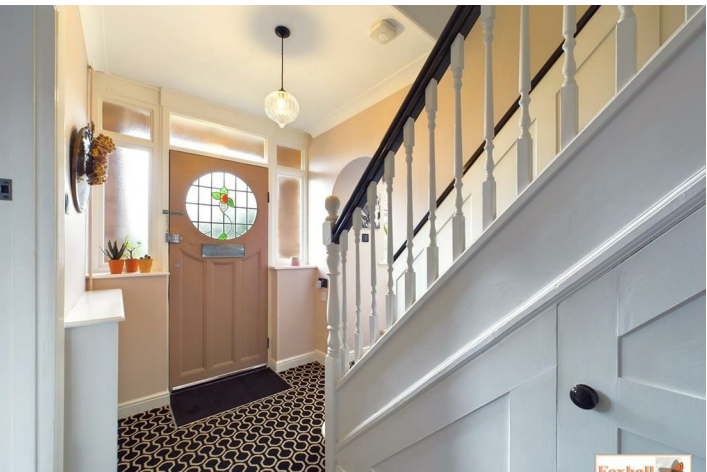
### **Agents Note**

Tenure - Freehold

Council Tax Band E



















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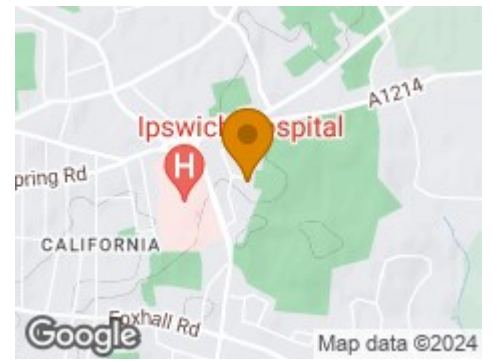
## Road Map



## Hybrid Map



## Terrain Map



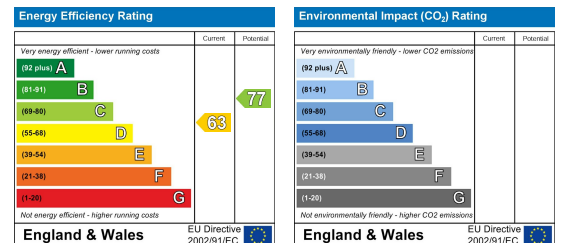
## Floor Plan



## 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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