

# Foxhall



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## Bucklesham Road

Ipswich, IP3 8TP

Offers in excess of £600,000



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E



# Bucklesham Road

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## Summary Continued

In addition to this is a garage with side access via two wooden gates and two woodstores behind. The rear garden is an absolute delight, it is southerly facing being a real suntrap and totally unoverlooked at the rear, ideal for enjoying breakfast, a mid morning cuppa or an afternoon glass of wine.

Within the landscaped gardens is a cabin/timber office building 13'5" x 10'8" supplied with light and power and a separate workshop/music room/shed 13'11" x 9'9", also supplied with light and power. Furthermore there is a third woodstore, a further shed and greenhouse.

Situated in one of south Ipswich's most sought after roads, the property is superbly positioned for anyone with children, dogs etc as only 100 yards across the road is the woodland between Bucklesham Road and Broke Hall with footpaths and nature area.

This also gives good access on foot or on a bike to the row of shops on Broke Hall. Additionally, Sainsburys at Warren Heath is only a five minute drive away and superb for access onto the A12/A14 and Ransoms Euro Park retail area.

This is a fantastic home now awaits a lucky new family.

## Front Garden

An ample tarmac driveway providing parking for up to five average length vehicles, the remainder is laid to lawn with established flowers and shrubs, outside lamp to remain, inset palm tree and pebble area and enclosed by panel fencing.

## Entrance Hallway

Double glazed front entrance door from porchway

through to reception hallway with an under stairs cupboard, radiator, laminate flooring and stairs rising to the first floor. The vendors currently have a stair lift fitted which they have advised can be removed in readiness for the incoming buyer if required.

## Kitchen/Breakfast Room

kitchen 12'2" x 9'0" (breakfast) 8'11" x 8'6" (kitchen 3.7085 x 2.7561 (breakfast) 2.7328 x 2.61)

Kitchen Area (12'2" x 9'0") - Extensive range of units including base drawers, cupboards and eye level units with granite worksurfaces, single drainer sink unit, tiled floor, integrated dish washer and tumble dryer to remain. Washing machine and free standing oven (may be open to separate negotiation), extractor hood above oven, glazed eye level display cabinets, loft access above the extension and double glazed door opening onto the rear garden.

Breakfast Area: (8'11" x 8'6") - Radiator, wall mounted boiler and window to side.

## Lounge

15'2" x 13'8" (4.6385 x 4.1905)

The centrepiece of the room is a delightful reproduction Victorian style fireplace surround with wooden hearth incorporating a genuine open fire.

## Sitting Room/Dining Room

25'8" x 9'10" (max) (7.8300 x 3.006 (max) )

Two radiators, focal point within this room is a delightful wood burner which the vendor advises is regularly used and is in good working order. The current sellers have advised that there is a conversion kit to change this to a multi fuel burner. There are French doors with manual operated blinds opening out into the south facing garden making this end of the room a lovely sunny area throughout the day.

### **First Floor Landing**

Window to side, over stairs cupboard and stairs leading to second floor.

### **Bedroom One**

13'0" x 12'2" (3.9857 x 3.730)

Bay window to front, double fitted wardrobe and radiator.

### **Bedroom Two**

12'8" x 11'8" (3.8847 x 3.5596 )

Window to rear with views over the rear garden, triple fitted wardrobes and radiator.

### **Bedroom Three**

8'6" x 7'11" (2.6155 x 2.4353)

Oriel window to front and radiator.

### **Bathroom**

Full bathroom suite comprising: panelled bath, vanity unit wash hand basin, low level W.C., heated towel rail, extractor fan, fully tiled walls and window to rear.

### **Loft Conversion**

15'10" x 11'2" (4.8453 x 3.4071)

Spacious top floor room with access from a proper staircase from the first floor landing. There are roof light windows to the side and rear and six eaves recesses which have made to measure furniture within some of them which the current owner advised could remain. There is also a double bed, made to measure dressing table, coffee table which could remain. There is also a recess on the other side of the entrance door large enough for a table/work from home office (please note that there is no radiator in this bedroom). The loft was converted 25 years ago and a structural engineer was involved in the work. It complies with many of the requirements to be used as a bedroom at that time, including having a reinforced floor, complying with fire regulations with a fire door, strengthened glass in the windows and the staircase coming up from the landing is fully enclosed. The heights of the windows were also taken into account to comply with regulations as indeed was indeed was mains smoke alarms. However, the vendors wish to advise that at present this cannot be used officially as a bedroom.

### **Rear Garden**

110 x 40 (33.53m x 12.19m)

A large southerly facing, totally unoverlooked rear garden, enclosed by panel fencing with an extensive range of tree, flower and shrub borders which provide colour and help to provide screening, a large patio area, outside light. Fish pond with a pump, greenhouse, small yellow shed and another wood shed, screened by trellising and established climbing shrubs. There is

ample room at the side of the property for a side extension to create additional accommodation subject to the relevant planning permission and building regulations.

### **Summer House/Timber Office**

13'5" x 10'8" (4.1109 x 3.2716 )

French doors opening to the front, supplied with light and power, outside lighting, UPVC double glazed side window with fitted blinds, decking area to the front and side of the summer house which is superb for sitting outside in the morning to enjoy breakfast or a mid morning cuppa.

### **Shed/Workshop/Music Room**

13'11" x 9'9" (4.2468 x 2.9913)

Security side window with grill, insulated, lined and supplied with light and power and double locking wooden doors.

### **Woodstore**

The vendors confirmed that any wood in the woodstore will remain.

### **Second Woodstore**

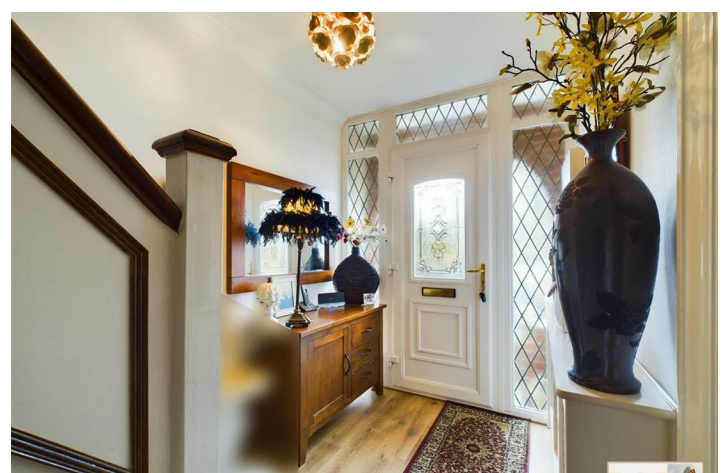
### **Garage**

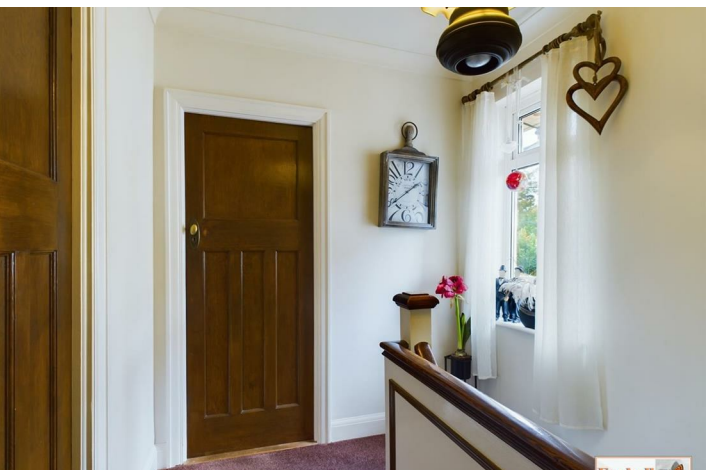
A detached garage, window to side, good conditioned double wooden doors, solid side entrance gate with locks, personal door to side with a former coal shed pitched roof now a large walk brick built storage shed.

### **Agents Note**

Tenure - Freehold

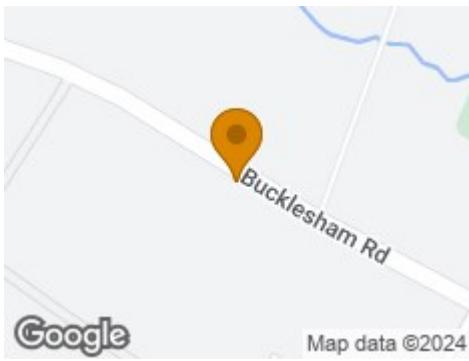
Council Tax Band - E







## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### Bucklesham Road



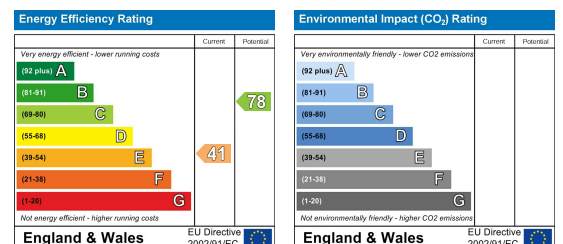
**Approx. Gross Internal Floor Area 1699 sq. ft / 157.88 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## 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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