

Foxhall



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Beech Grove

Rushmere St. Andrew, Ipswich, IP5 1AD

Guide price £350,000



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Front Garden

To the front is a block paved driveway leading to the garage and could accommodate two to three good size vehicles plus another in the garage. There are mature shrubs and bushes to the front of the property leading to a lawn frontage.

Open Porch

With outside light leading to:

Entrance Hallway

UPVC part glazed front door to entrance hall, newly fitted carpet flooring, doors off to kitchen, family bathroom, lounge/diner and bedrooms, dado rail, coving, radiator, access to loft, airing cupboard suitable for storage with radiator.

Kitchen

10'0" x 9'6" (3.07 x 2.90)

Brand new fitted kitchen comprising wall and base units with work-surfaces over and cupboards and drawers under, gas oven and hob with extractor over, stainless steel one and a half sink bowl drainer unit with mixer tap over, plumbing and space for washing machine, further space for tumble drier, space for full height fridge/freezer, larder cupboard/integral fridge/freezer cupboard, newly fitted vinyl flooring, double glazed window to rear, part glazed UPVC door rear garden, radiator, strip lighting, coving and splashback tiling.

Lounge

16'0" x 12'7" (4.88 x 3.84)

Feature fireplace with marble style backing and hearth with wooden plinth and gas fire (not tested) dado rail, coving, large double glazed patio doors to outside with potential to replace with bi-fold, two large radiators, wall lights, aerial point and newly fitted carpet flooring.

Bedroom One

13'3" x 11'1" (4.06 x 3.40)

Double glazed bay window to front, newly fitted carpet flooring, phone point, aerial point, coving, radiator and door to:

En-Suite Shower Room

Brand new fitted en-suite comprising walk-in shower cubicle with shower over, pedestal wash hand-basin, low level W.C., extractor fan, coving, newly fitted vinyl flooring, light, fully tiled walls and radiator.

Bedroom Two

9'6" x 6'9" (2.90m x 2.06m)

Double glazed bay window to front, radiator, phone point, coving and newly fitted carpet flooring.

Bedroom Three

10'5" into bay x 8'9" (3.20m into bay x 2.67m)

Radiator, newly fitted carpet flooring, coving and double glazed window to front.

Family Bathroom

Brand new fitted bathroom suite comprising panelled bath with mixer tap and handheld shower attachment over, low level W.C., pedestal wash hand-basin, extractor fan, radiator, full tiled walls, newly fitted vinyl flooring and obscure double glazed window to side.

Garage

17'1 x 8'11 (5.21m x 2.72m)

Up and over door, supplied with power and light, pedestrian door to rear, Apha wall mounted combination boiler and plenty of rafter storage.

Rear Garden

52'5" x 36'1"0'0" (16 x 11'0)

The rear garden is fully enclosed and commences with a

patio area ideal for alfresco dining with pathway leading round to personal door to garage. A large part of the garden is laid to lawn with mature planting. The third part of the garden is of low maintenance style with a slate areas suitable for a further secluded dining area or herb garden, etc and outside tap.

Agents Note

Tenure - Freehold

Council Tax Band D





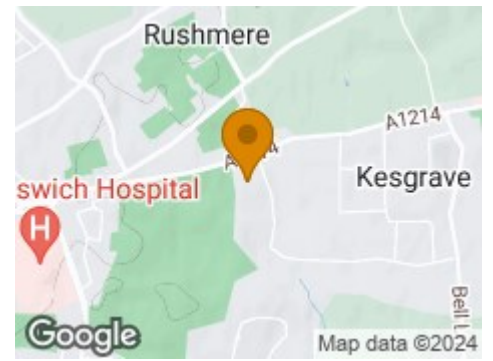
Road Map



Hybrid Map



Terrain Map



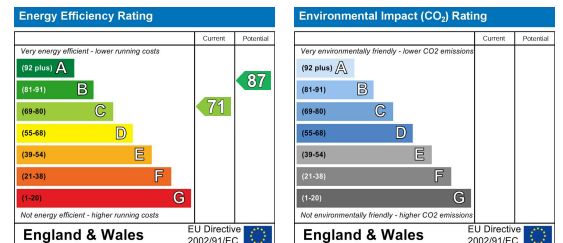
Floor Plan



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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