

Foxhall



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The Strand

Wherstead, IP2 8NL

Asking price £380,000



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Summary Continued

The rear garden is one of the selling points being completely secluded from the rear and full of established flowers and shrubs which makes it a haven for wildlife, birds, bees, etc.

The personal gate at the rear leads out to a footpath and farmland fields beyond.

The whole property has gas central heating via radiators and full UPVC replacement double glazed windows and doors.

Accessed from both the kitchen/diner and the lounge is an additional sun room.

Situated in a non estate location the property is superb for anyone who enjoys riverside walks or who has dogs. Additionally access to the A14/A12 is less than a 5 minute drive away. You couldn't be more conveniently placed also for anyone who enjoys exploring the Shotley Pinninsular.

It is highly convenient also for Ipswich High School and also Royal Hospital School in Holbrook.

Front Garden

The front garden has wooden gates leading through to a spacious driveway area which is concreted and shingled and provides parking for at least three cars if not four or five. The driveway continues adjacent to the bungalow with a further car park space and leads to the garage.

Entrance Porch

Double glazed porch

Entrance Hallway

Wood flooring, radiator and access to loft which is supplied with a light and extra insulation.

Lounge

17" x 11'3" (5.18m x 3.43m)

A lovely double aspect room with window to side, patio doors leading through to sun room and radiator. The focal point of the room is a new fireplace incorporating an electric fire in wood surround.

Kitchen/Diner

14'9" x 14'6" (4.50m x 4.42m)

An extremely light and spacious kitchen with southerly and westerly facing windows making this an extremely light and sunny room with wood flooring, excellent selection of modern fitted units comprising base drawers, cupboards and eye level units, ample work-surfaces, wall mounted new Vaillant boiler installed in August 2021, warm white recessed ceiling spotlights, built-in double oven, hob and extractor fan, space for washing machine, sink unit and radiator.

Sun Room

10'9" x 9' (3.28m x 2.74m)

Wooden flooring, double glazed windows and French doors opening out into the rear garden, electric heater and sliding patio doors leading through to lounge.

Inner Lobby

Laminate flooring and doors leading to bedroom one and bedroom two.

Bedroom 1

13" x 7'10" (3.96m x 2.39m)

Window to front which easterly facing making this a lovely sunny room first thing in the mornings, radiator and door leading through to en-suite.

En-suite Shower Room

6'4 x 3'10 (1.93m x 1.17m)

Modern replacement suite comprising double size walk-in shower enclosure, W.C., wash hand-basin, chrome heated towel rail, fully tiled walls and tiled floor.

Bedroom 2

11'5" x 11'5" (3.48m x 3.48m)

A nice double aspect room with windows to front and side making this full of natural light and radiator.

Bedroom 3

11'5" x 12' (3.48m x 3.66m)

Radiator, fitted mirror fronted wardrobes and double glazed window to front.

Shower Room

11'5 x 5'7 (3.48m x 1.70m)

Modern replacement bathroom suite including large double size shower enclosure, vanity unit wash hand-basin with drawers beneath and additional cupboards and work-surfaces, W.C., chrome heated towel rail, bright white ceiling spotlights, laminate flooring, extractor fan and extensively tiled on two walls.

Rear Garden

One of the main features of the property is this absolutely delightful garden which is full of colour and a massive selection of established shrubs and flowers and roses. The garden backs onto fields meaning it is totally unoverlooked from the rear and commences with a patio area, an area of lawn, additional flower beds and greenhouse. There is also a secondary patio area with a covered seating area and the garden is westerly facing getting the sun for a good part of the day. The seating area is ideal for sitting out enjoying a morning cup of tea, afternoon glass of wine and alfresco dining.

There is also a greenhouse and additional flower area. The entire garden is enclosed by panel fencing and at the rear is a personal pedestrian gate which leads out onto a footpath which goes in one direction as far as the Oyster Reach and in the other to the Suffolk Food Hall. There are lovely views overlooking the fields behind. The garden is a haven for wildlife, birds, butterflies and bees, etc.

On the other side of the bungalow to the garage there is a spacious side access with two metal gates providing access to the front of the property.

There is a side access area leading to the garage and outside tap

Large Wooden Shed

10'7" x 4'8" (3.2277 x 1.4440)

Two windows to side and door to side, supplied with light and power and has plumbing for washing machine and is big enough to also house a tumble drier and fridge.

Garage

Up and over door, connected with power and light and there is a personal door leading through to the rear garden.

Agents Note

Freehold - Council tax band C





Road Map



Hybrid Map

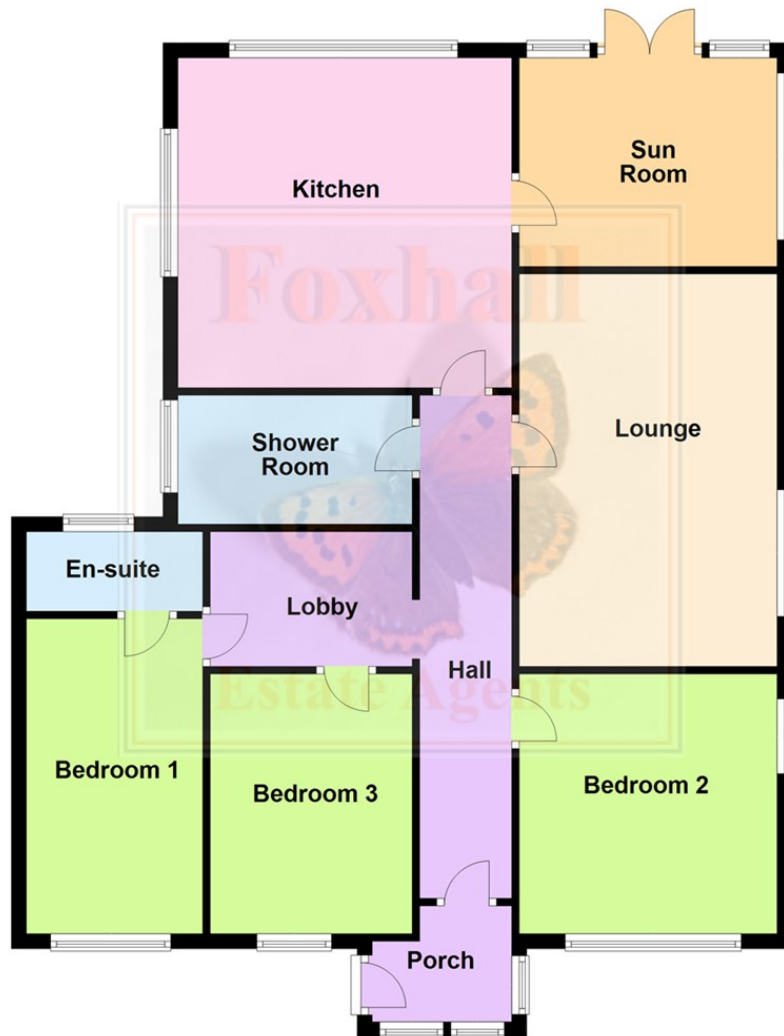


Terrain Map



Floor Plan

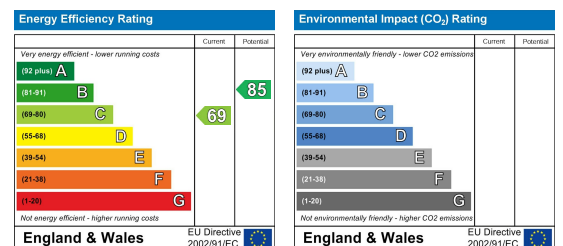
Ground Floor



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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