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Bixley Road

East Ipswich, IP3 8PF

Asking price £365,000



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Summary Continued

There are also fitted blinds to most windows which will remain and there are also other items which will remain including the full width mirror front wardrobes in the main bedroom and there are also a washing machine and fridge in the kitchen to remain in addition to the integrated oven, hob and extractor hood and dishwasher. There is also a shed in the garden which will remain.

Ideally situated on Bixley Road, the property is only a 10 minute walk to Ipswich Hospital, Broke Hall Primary School and 15 minutes walk to Copleston High School and is handy for a selection of local shops and facilities. There is also a bus stop nearby on Bixley Road.

Entrance Hallway

Composite front entrance door through to entrance hallway, dado rail, access to loft hatch (which is supplied with a light, loft ladder, partially boarded and insulated). Also door at the far end of the hallway leading out of the property for the side access. High level metre cupboard and ceiling roses. Window to side.

Lounge

19'8 x 11'10 (5.99m x 3.61m)

A beautiful lounge with a separate seating area to the rear overlooking the rear garden and due to this being westerly facing makes this a very sunny and pleasant room especially in the afternoons. The focal point of the room is a lovely marble fireplace surround and hearth incorporating a Dimplex flame effect thermostatically controlled fire. There are also wall-lights, dado rail, radiator and also a window to the side (south facing).

Separate Dining Room/Bedroom Three

11'10 x 10' (3.61m x 3.05m)

Radiator and bay window to front.

Kitchen

10'9 x 8'7 (3.28m x 2.62m)

Modern replacement kitchen by Next with contemporary gloss white, excellent selection of units comprising of base, drawers, cupboards and eye level cupboards, tiled floor and tiled splash-backs. Integrated Belling oven, induction hob and extractor hood above, kick-space lighting plus recessed spot downlighting, integrated dishwasher, ample work-surfaces which also incorporates the double breakfast bar. We understand from the seller that the fridge and washing machine may remain.

Bedroom One

11'6 x 11'10 (3.51m x 3.61m)

Full width mirror fronted fitted wardrobes (which we understand from the seller are to remain), bay window to the front and radiator.

Bedroom Two

9'5 x 9'5 (2.87m x 2.87m)

Radiator and window to rear.

Bathroom

8' x 5'10 (2.44m x 1.78m)

Modern replacement suite comprising bath with shower over, W.C., wash hand basin, fully tiled in bath / shower area, radiator and window to rear (westerly facing), making this a very sunny and pleasant room especially in the afternoons.

Front Garden

The front garden, like the bungalow inside, is immaculated maintained with a very neat block paved driveway area with parking for three cars. There is also a fire and ice gravel area and the front garden is neatly enclosed via railings. Outside power. At the side of the property is a built in outside storage / utility cupboard.

Rear Garden

130' x 40' (39.62m x 12.19m)

Without doubt one of the many selling points of this bungalow is this very impressive large 130' x 40' westerly facing rear garden.

The garden is a credit to the current owner of the bungalow. It is enclosed on two sides by panel fencing, is not overlooked from the rear, has paved areas which are an absolute suntrap which are ideal for sitting out having a mid-morning cuppa or afternoon glass of wine, gin and tonic or alfresco dining.

At the rear of the garden is an additional seating area which would be lovely first thing in the morning.

The garden commences with a patio area, then continues with a lawn area with additional flower / shrub areas, has an outside tap, outside power and there is also a shed to remain.

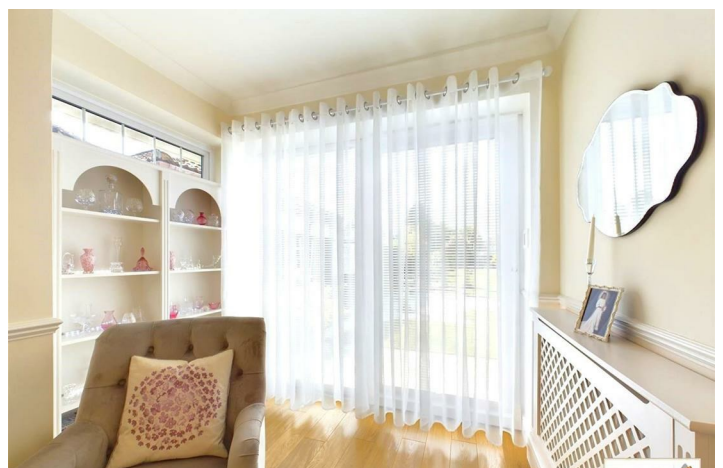
Summerhouse

The summerhouse (to remain) is on a paved base, supplied with power and light and the rear seating area is paved and sheltered.

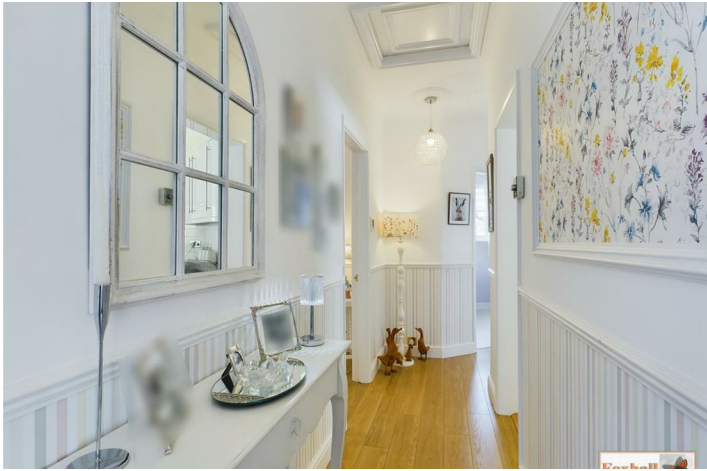
Agents Note

Tenure - Freehold

Council Tax Band D









Road Map



Hybrid Map



Terrain Map



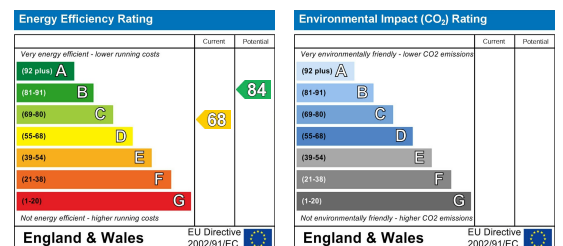
Floor Plan



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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