

# Foxhall



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## St. Augustines Gardens

East Ipswich, IP3 8NS

Asking price £350,000



3



1



2



# St. Augustines Gardens

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## Summary Continued

Behind the garage there is a further detached brick built workshop with a pitched roof which is supplied with light and power and a separate wooden shed.

135ft rear garden is an absolute delight being easterly facing and totally unoverlooked from the rear. At the end of the garden is a wildlife area with established shrubs with an enclosed separate seating area with a crazy paved patio area.

## Front Garden

64' (19.51m)

Enclosed by a low brick wall and block paved.

## Hallway

Double glazed front entrance door through to entrance hallway, radiator and door to large cupboard with shelving and meters.

## Lounge

27'10" x 11'11" (8.5021 x 3.6448)

Gas coal effect fire place in feature marble hearth and surround, window to front which is westerly facing making this a lovely sunny room especially in the afternoon, two large radiators, stairs rising to first floor and double doors opening into the dining room/bedroom four.

## Kitchen / Diner

14'4" x 14'9" (4.37m x 4.50m)

A superb range of fitted units comprising base drawers cupboards, eye level cupboards, Stoves new homes double oven, Neff four ring induction hob and extractor hood over, single drainer sink unit, ample worksurfaces with tiling, window to rear and patio doors leading into the rear garden which are easterly facing making this a

very light, sunny and pleasant room especially in the mornings, tiled flooring and radiator.

## Dining Room

15'1" x 8'2" (4.5978 x 2.5044)

Double glazed patio doors leading out into the rear garden, laminate flooring, radiator, double doors into the lounge and door into the kitchen/diner.

## Utility Room

8'8" x 5'1" (2.6425 x 1.5687)

Ample work surfaces with cupboards below, space for fridge/freezer, space and plumbing for washing machine, external vent for a tumble dryer, additional eye level cupboards and double glazed door leading out to the side.

## Bathroom

8'6" x 5'5" (2.6077 x 1.6722)

Bath, vanity wash hand basin with cupboards beneath, low flush W.C., separate shower cubicle with inset shower, chrome heated towel rail, part tiled walls, extractor fan and window to side (south facing) making this a very sunny room.

## Bedroom One

14'2" x 9'7" (4.3420 x 2.9324)

Bay window to front, curved radiator in bay, triple sliding built in wardrobes with hanging space.

## Landing

Window to rear and radiator and door into walk in loft.

## Bedroom Two

15'11" x 10'2" (4.8678 x 3.1036)

Two double eaves storage cupboards, roof window light to side, window to rear with lovely garden views and a double radiator.

### Walk in Loft

Door to landing with walk in loft complete with light and boarding. There is a Baxi 600 wall mounted boiler with a magnetic cleaning system only four years old and was serviced within the past few months.

### Bedroom Three

12'11" x 5'8" (3.9462 x 1.7448)

Window to rear.

### Rear Garden

135' x 36' (41.15m x 10.97m)

The garden commences with a block paved east and southerly facing patio area which sheltered and enclosed making this ideal for having a mid morning cuppa, an afternoon glass of wine or alfresco dining. The middle section of the garden is shingled with timber shed and brick built workshop. The rear part of the garden has steps up into a wildlife area with a well stocked bank of flowers and shrubs with picket fence and is completely unoverlooked from the rear.

There is an outside tap and an area enclosed by brick wall which we are advised by the seller is shortly to have artificial grass installed. On the left hand side is a feature slate area with inset shrubs and rose bushes which leads to a patio area which has recently been pressure washed with inset crazy paved area with a further slate area and seating area with additional shrubs.

### Double Garage

23'2" x 16'4" (7.0696 x 5.0019 2.8315 x 5.0019)

A long driveway adjacent to the property provides parking for numerous vehicles which leads to a very large brick built detached double garage with up and over doors, windows to side and a further 9'3" x 16'4" rear section.

### Workshop

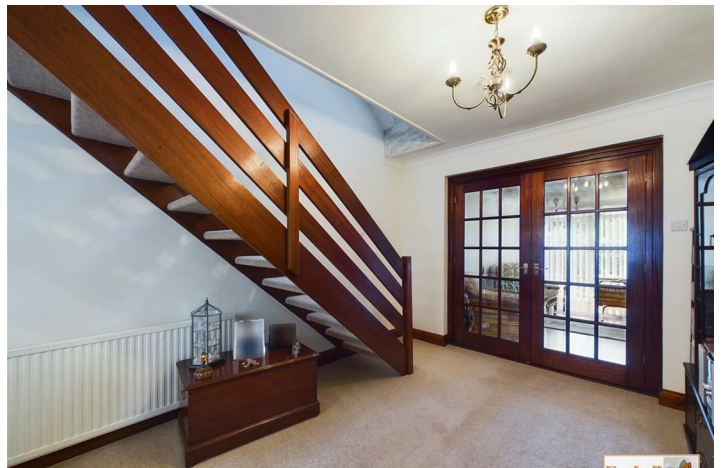
Beyond the garage is a breeze block built workshop supplied with power and lighting and has a personal door.

### Agents Note

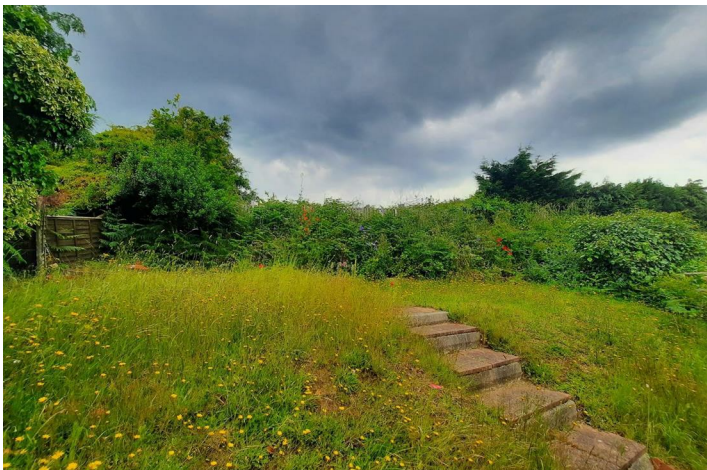
Tenure - Freehold

Council Tax Band B

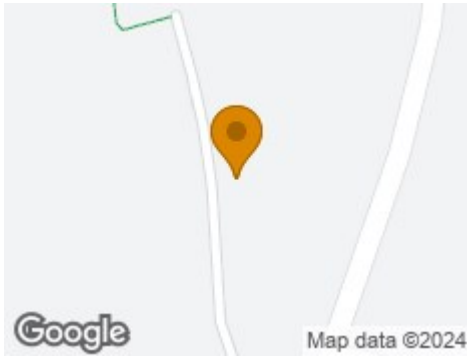
Please note that the front and side brick wall is currently being repaired and is due to be completed at the end of June. The triangular shape area enclosed by a low brick wall within the rear garden will be replaced with artificial grass on 9th July. The sellers have also informed us that the pressure washing of the driveway will also be completed.







## Road Map



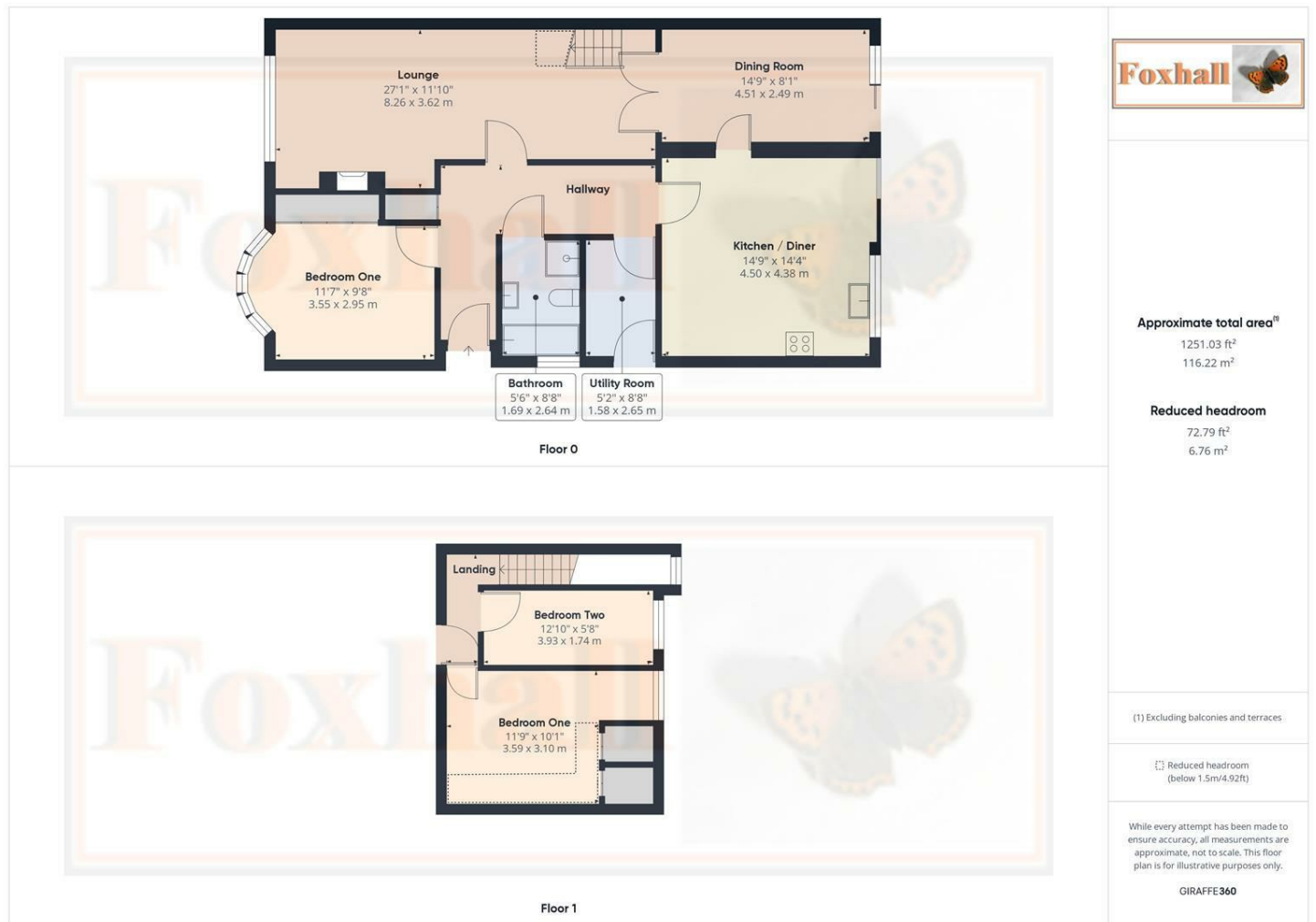
## Hybrid Map



## Terrain Map



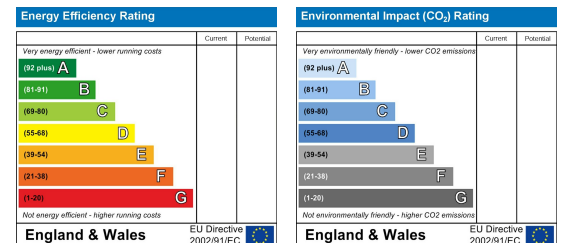
## Floor Plan



## 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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