

Foxhall



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Foxhall Road

East Ipswich, IP3 8NE

Guide price £550,000



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Summary continued

Situated in the ever popular East Ipswich area within Copleston School catchment area and serviced by a good bus route (the nearest bus stop is just a minute or two walk on the same road) and being 5-10 minutes drive from both Ipswich town and vibrant waterfront in one direction and A14 / A12 in the other, this is in a superb location. In addition there is a superb array of shops, restaurants and amenities either just a short walk or car journey away. Between Rushmere Heath as well as the woodland between Bucklesham Road and Broke Hall with footpaths and nature areas.

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 Ransomes Euro Park retail area.

Front Garden

An in and out shingle driveway with mature planting, access to the garage, pathway to the front door and double metal gates through to the side garden.

Porch

Wood and glazed door with windows either side into porch, tiled flooring, spotlights and wood and glazed entrance door into hallway.

Hallway

Tiled flooring, wood and glazed doors to dining room, lounge, kitchen/diner and shower room, radiator, under stairs storage, dado rails, decorative beams and décor.

Ground Floor Shower Room

4'7" x 4'9" (1.42 x 1.47)

Fully tiled with alcove storage area comprising shower cubicle with rainfall shower over, recessed controls and drainage, low flush W.C., bespoke wash hand basin with shelf storage, heated towel rail and extractor fan.

Lounge

10'5" x 22'3" (3.18 x 6.79)

A modern double glazed sash window to front,

decorative beams, aerial point, two radiators, a large multifuel wood burner/stove with marble hearth and bespoke wooden surround, wood and glazed French doors with side windows either side leading into the snug/sun room and beautiful wooden flooring.

Snug / Sun Room

12'2" x 9'8" (3.73 x 2.96)

Radiator, beams and glazed windows to side and rear and wood and glazed door leading out into the rear garden.

Dining Room

13'2" x 9'1" (4.02 x 2.78)

A modern double glazed sash style window to front with fitted blinds, radiator, double glazed window to side, decorative beams and tiled flooring.

Kitchen / Breakfast Room

14'4" x 8'10" (4.38 x 2.70)

Kitchen area: comprising bespoke wall and base units with cupboards and drawers under worksurfaces over, gas inset stainless steel hob with extractor hood over, electric inset oven, Asterite one and a half bowl sink and drainer unit with mixer tap over, breakfast bar with storage over, panelling, radiator, double glazed window to side with fitted blinds, integrated dishwasher, integrated fridge and freezer, tiled flooring, decorative beams and steps down into the breakfast area.

Breakfast area: two sides with bespoke cabinets and worksurfaces over, inset sink drainer unit with mixer tap over, glazed window to side and rear and wood and glazed door leading out into the rear garden, fixed breakfast bar/table in centre of the room and alcove recess for fridge freezer, plenty of storage cupboards, tiled flooring, cupboard with plumbing for washing machine and dryer and tiled flooring.

First Floor Landing

Doors to bedrooms one, two, three and family bathroom, dado rails, double glazed modern sash window to front with fitted blinds, stairs rising to the second floor and radiator.

Bedroom One

10'4" x 8'9" (3.16 x 2.69)

A modern double glazed sash window to front with fitted blinds, radiator, wall to wall quadruple fitted wardrobes, carpet flooring, telephone point and decorative beams.

Bedroom Two

10'10" x 10'6" (3.32 x 3.21)

Double glazed window to rear, radiator, carpet flooring, coving and ceiling rose.

Bedroom Three

10'9" x 9'2" (3.28 x 2.80)

A modern double glazed sash window to front with fitted blinds, radiator, carpet flooring and coving.

Bathroom

8'10" x 10'9" (2.70 x 3.30)

Fully tiled bathroom comprising bath with mixer taps and hand held shower attachment and Sector Vanquish electric shower over, two shower screens, pedestal wash hand basin, low flush W.C., built in dressing table with marble top, triple built in storage cupboard with further cupboards over, airing cupboard housing the wall mounted Baxi boiler with cupboards over, radiator and obscure double glazed window to rear.

Second Floor Landing

Doors to bedrooms four and five, walk in storage cupboard.

Bedroom Four

13'5" x 10'3" (4.10 x 3.14)

A Velux style window, radiator, carpet flooring and double eaves storage on both sides of the room, providing plenty of storage behind hidden panels.

Bedroom Five

13'3" x 11'0" (4.04 x 3.36)

A Velux style window, radiator, carpet flooring and double eaves storage on both sides of the room, providing plenty of storage behind hidden panels. Bespoke built in cupboards.

Rear Garden

72'0" x 61'2" (21.96 x 18.65)

A fully enclosed rear garden mainly laid to lawn with a large patio area suitable for alfresco dining, borders and raised borders surrounding the garden into the corners with mature planting, two pergola sheltered seating areas, a further area behind and to the side of the office outbuildings, two pedestrian gates leading into the side area allowing full security, summer house and an outside tap.

Side Garden

30'0" x 32'4" (9.147 x 9.873)

A side garden with shed along one side, plenty of block paved parking area, outside taps, bin storage area and two large double metal gates.

Office One

17'0" x 10'3" (5.19 x 3.13)

Brick constructed office with pitched roof, boarded storage area within the rafters supplied with power and lighting, purpose built racking and double door into the office area.

Office Two

10'0" x 5'8" (3.06 x 1.73)

Brick constructed, boarded storage area within the rafters, office area at one end with work bench and a further storage area.

Summer House

9'10" x 8'11" (3.02 x 2.74)

A large summer house supplied with power and lighting.

Entertainment Bar Area

17'3" x 9'9" (5.27 x 2.98)

Bespoke built bar area with beam ceilings, wood and glazing on one side, allowing a lot of natural light and French doors leading out into the rear garden. Internal door leading into the garage.

Garage

16'2" x 22'4" (4.95 x 6.83)

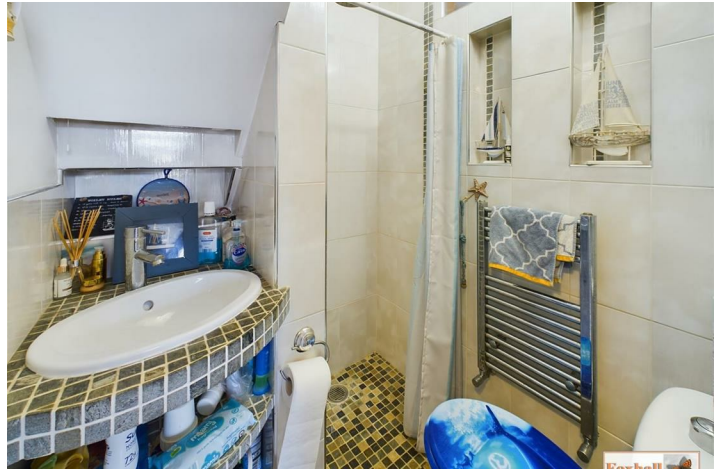
Triple wood and glazed doors to the front, concrete flooring, workbench, removable ladder for access into the rafter space, providing huge additional storage space which is properly boarded out.

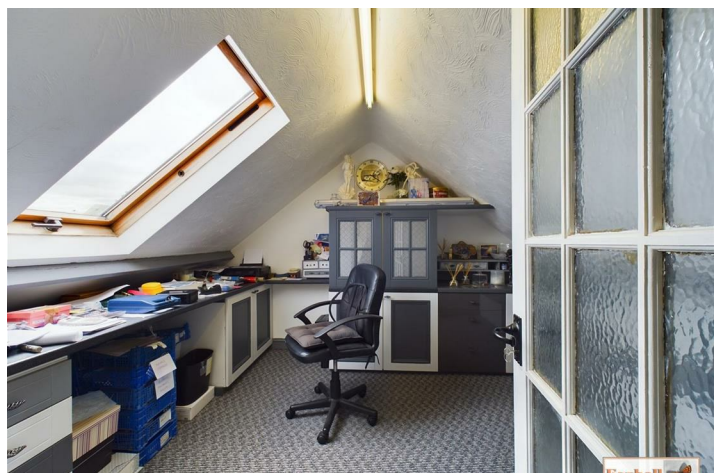
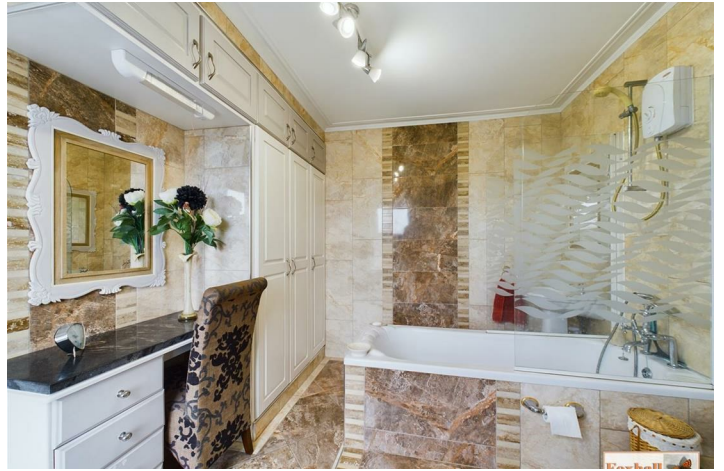
Agents Note

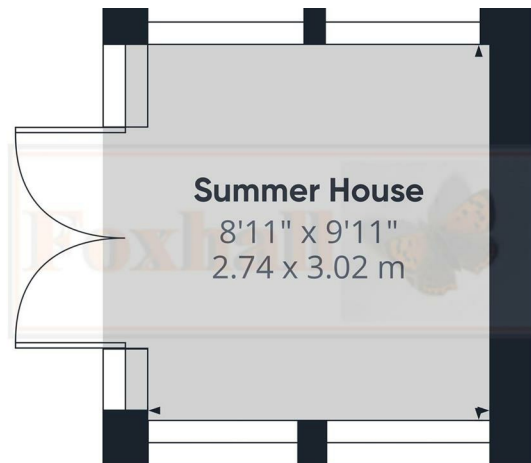
Tenure - Freehold

Council Tax Band D









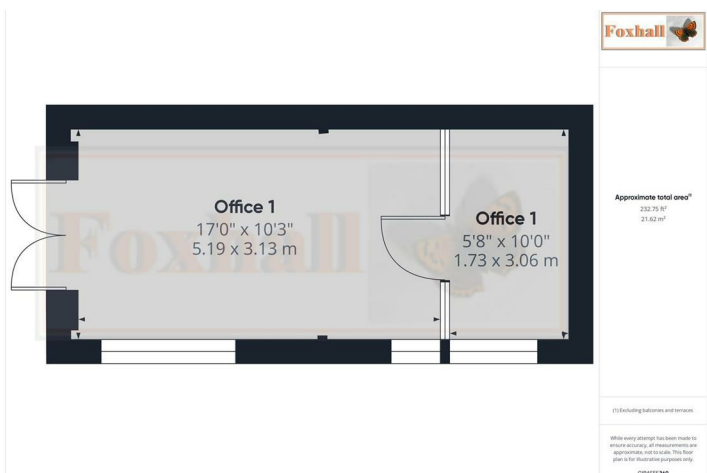
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Approximate total area*
91.55 sq ft
8.51 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.

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Road Map



Hybrid Map



Terrain Map



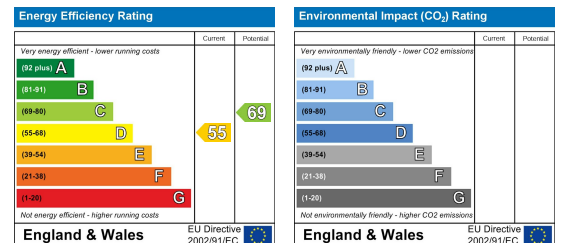
Floor Plan



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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