

# Foxhall



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## Chatsworth Drive

Rushmere St. Andrew, Ipswich, IP4 5XA

Offers over £300,000



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## Front Garden

A dropped kerb providing additional parking in front of the driveway parking area in front of the garage, laid to lawn to the side with shrub and flower borders, enclosed by hedging, a tree and pathway leading to the front door and side access to the rear garden.

There is a small grass area to the left hand side of the property which belongs to the property.

## Entrance Hallway

Double glazed front entrance door with windows either side, stairs rising to first floor, under stairs storage cupboard, a further storage cupboard, radiator, spotlights, door to downstairs cloakroom, doors to lounge, and kitchen.

## Cloakroom W.C.

Obscure double glazed window to side, low flush W.C., wall mounted wash hand basin with tiled splashback, laminate flooring and radiator.

## Lounge

17'3" x 11'5" (5.26 x 3.48)

Double glazed window to front, coving, radiator, door into the kitchen and bi-fold doors leading into the conservatory.

## Conservatory

12'5" x 8'3" (3.79 x 2.53)

UPVC and brick base construction with pitched roof and double glazed windows, ceiling fan/lighting, tiled flooring, radiator and double glazed French style doors leading out onto the rear garden.

## Kitchen

19'7" x 7'11" (5.98 x 2.42)

A modern kitchen comprising double glazed window to

side, double glazed French style doors leading out onto the rear garden, cupboard housing new Vaillant boiler with space and plumbing for a washing machine, walls and base units with cupboards and drawers, pantry style pull out drawers, space for double oven with extractor hood above, a butler sink, built in microwave, space for double fridge freezer, spotlights, tiled flooring and pull out chopping board unit with roll top wooden worksurfaces.

## Landing

Double glazed window to side, radiator, loft access which has been insulated, doors to airing cupboard, bedrooms one, two, three and bathroom.

## Bedroom One

10'7" x 9'11" (3.24 x 3.04)

Double glazed window to front, coving, storage cupboard, built in mirror fronted wardrobes, radiator and door to the en-suite.

## En-Suite

7'4" x 2'5" (2.26 x 0.75)

Coving, extractor fan, spotlights, shower cubicle with tiled splashbacks and electric shower, pedestal wash hand basin with tiled splashback, low flush W.C. and tiled flooring.

## Bedroom Two

9'5" x 8'9" (2.89 x 2.69)

Double glazed window to rear, radiator, coving, built in mirrored wardrobes and ceiling fan light.

## Bedroom Three

10'4" x 6'5" (3.16 x 1.97)

Double glazed window to rear, radiator and coving.

## Bathroom

9'2" x 5'7" (2.80 x 1.71)

A four piece bathroom suite comprising, two obscure double glazed windows to rear, spotlights, heated towel rail, coving, extractor fan, step in corner shower cubicle with electric shower, vanity wash hand basin, panelled jacuzzi bath with mixer taps, low flush W.C. and laminate flooring.

## Rear Garden

A fully enclosed westerly facing rear garden commencing with a patio and seating areas, remainder laid to lawn with raised flower bed borders with sleepers and brickwork, steps to the greenhouse (to remain) and access to the outbuilding currently used as an arts studio.

There are a variety of flowers and shrubs, slate borders and access to the side passage way providing access to the kitchen, an outside tap and leads out to the front garden.

## Arts Studio / Outbuilding

11'3 x 9'2 (3.43m x 2.79m)

The outbuilding has double glazed windows and double French style doors to the side for entry and is supplied with power and lighting.

## Garage

16'8" x 8'2" (5.10 x 2.51)

Manual up and over door supplied with light and power.

## Agents Note

Tenure - Freehold

Council Tax Band C



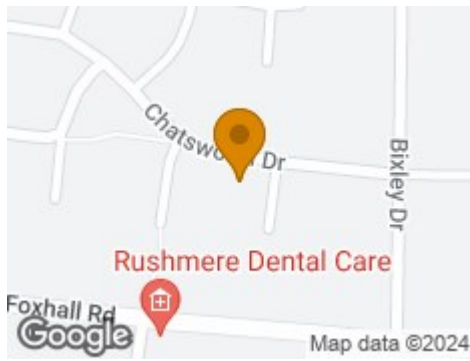








## Road Map



## Hybrid Map



## Terrain Map



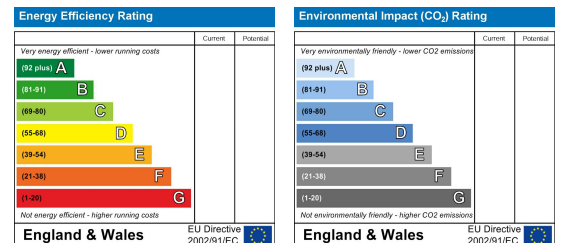
## Floor Plan



## 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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