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Cherry Place

Raydon, Ipswich, IP7 5LH

Guide price £700,000



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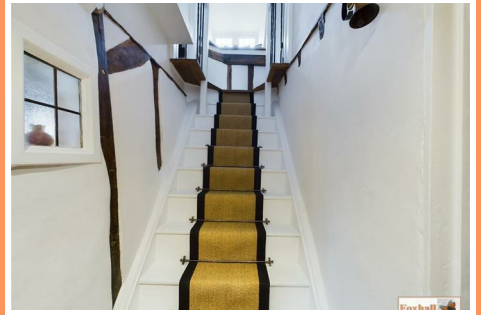
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Summary Continued

The free flowing accommodation comprises entrance hall, lounge with multi fuel stove access to the garden room and boot room 11'3 x 8'2, the garden room 23'2 x 11'6 is a very light and airy room giving access to the breakfast room 10'10 x 6'8 This leads into the kitchen and through also to the 14' x 12'11 dining room which in turn leads into the office and inner lobby.

There is a secondary set of stairs rising to first floor and through to the kitchen and door to cloakroom. The kitchen is comprehensively fitted with cream cabinetry 18'10 x 13'11 and through to the utility room 7'11 x 5'10. To the first floor are two landings, landing one giving access to bedroom two 15'2 x 13'0 and bedroom one 13'6 x 12'7 with door to a dressing room and through to the en-suite shower room. Bedroom two 15'2 x 13'0 with a door to landing two provides access to bedrooms, three 13'4 x 8'7 (min increasing to) 11'5 (max), four 11'9 x 9'9 and shower room 8'8 x 7'2.

Front Garden

An easy to maintain front garden with resin pathway leading to the entrance door with storm porch.

Entrance Hall

Entrance door into entrance hall with stairs off, downlighters, door to dining room and door to the living room.

Living Room

13'5 x 12'1 (4.09m x 3.68m)

Double glazed window with additional secondary glazing to front, a multi fuel stove, parquet flooring, a wealth of beams to the walls and ceiling, through to the garden room and door to the boot room.

Boot Room

11'3 x 8'2 (3.43m x 2.49m)

Double glazed window to rear, oil fired boiler, brick flooring and door to outside.

Garden Room

23'2 x 11'6 (7.06m x 3.51m)

Parquet flooring, three double glazed windows to rear, beams to wall, radiator, double glazed French style doors to outside and door to:

Breakfast Room

10'10 x 6'8 (3.30m x 2.03m)

Part panelled wall, radiator, beams to wall, double glazed French doors to outside, through to kitchen and through to dining room:

Dining Room

14'0 x 12'11 (4.27m x 3.94m)

Double glazed window to front with additional secondary glazing, cupboard under stairs, parquet flooring, fireplace with bressummer beam, heavily beamed ceiling and walls and door to office:

Office

13'2 x 8'10 (plus recess) (4.01m x 2.69m (plus recess))

Double glazed window to front with additional secondary glazing, radiator, heavily beamed ceiling and walls and door to:

Inner Lobby

Stairs off to landing two and through to kitchen and door to:

Cloakroom

7'8 x 4'6 (2.34m x 1.37m)

Low level W.C., pedestal wash hand basin, obscure double glazed window to side with additional secondary glazing, tiled floor and radiator.

Kitchen

18'10 x 13'11 (5.74m x 4.24m)

A contemporary and very well fitted kitchen with cream carpentry, comprising one and a quarter bowl sink unit with mixer taps and double drainer, granite worksurfaces with an excellent range of drawers and cupboards under, wall mounted cupboards over, upright housing fridge freezer, integrated microwave, upright radiator, downlighters, double glazed windows to both sides and door to utility room:

Utility Room

7'11 x 5'10 (2.41m x 1.78m)

Butler sink with cupboard under, wall mounted cupboards, appliance space, double glazed window to rear and side and door to outside.

Landing One

Double glazed window to rear and doors to bedrooms one and two

Bedroom One

13'6 x 12'7 (4.11m x 3.84m)

Double glazed window with additional secondary glazing, exposed floor timber, heavily beamed ceiling and walls, radiator, wall and door to dressing room:

Dressing Room

9'9 into wardrobes x 5'8 (max) (2.97m into wardrobes x 1.73m (max))

A very well fitted dressing room with ample shelving and hanging areas with access to loft and through to shower room.

En-Suite

9'6 x 3'10 (2.90m x 1.17m)

An independent shower cubicle with overhead shower, pedestal wash hand basin, low level W.C., downlighters, heated towel rail and double glazed window to side.

Bedroom Two

15'2 x 13'0 (4.62m x 3.96m)

Accessed from landing one and two, exposed floor boards, heavily beamed ceiling and walls, double glazed window with additional secondary glazing to front, shelving to chimney breast and door to:

Landing Two

Access to bedrooms three, four and bathroom.

Bedroom Three

13'4 x 8'7 (min increasing to) 11'5 (max) (4.06m x 2.62m (min increasing to) 3.48m (max))

Double glazed window with additional secondary glazing, shelving to recess, radiator, exposed floor boards and heavily beamed ceiling and walls.

Bedroom Four

11'9 x 9'9 (3.58m x 2.97m)

Two double glazed windows with secondary glazing to side, radiator and feature brick wall.

Bathroom

8'8 x 7'2 (2.64m x 2.18m)

Claw footed bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, part panelled walls, heated towel rail, skylight and shaver point.

Rear Garden

Enclosed by timber fencing with a gate leading to an enclosed area discreetly hiding the oil tank, the rear garden benefits from a large entertaining patio area, with steps up to the main area of the garden which is mainly laid to lawn with flower borders and a further decked area suitable for entertaining, leading around to the garage.

Double Garage

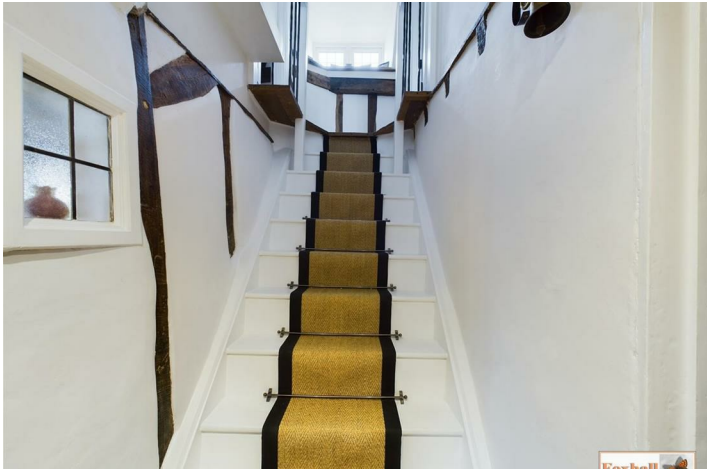
19'11 x 19'2 (6.07m x 5.84m)

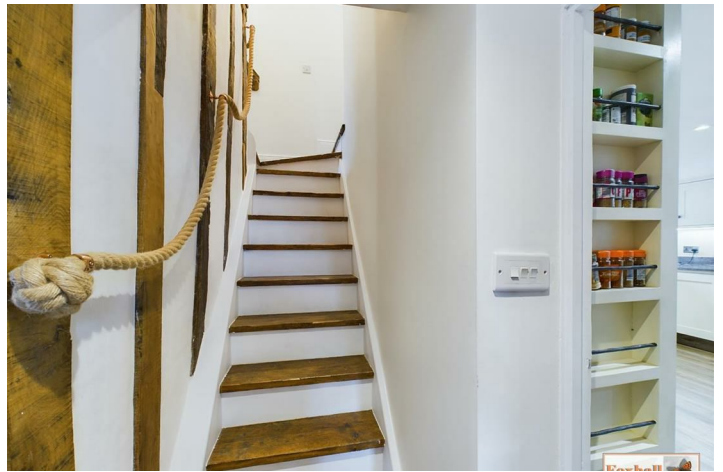
The double garage has a personal door and is 19'11 x 19'2, providing an excellent area of off road parking.

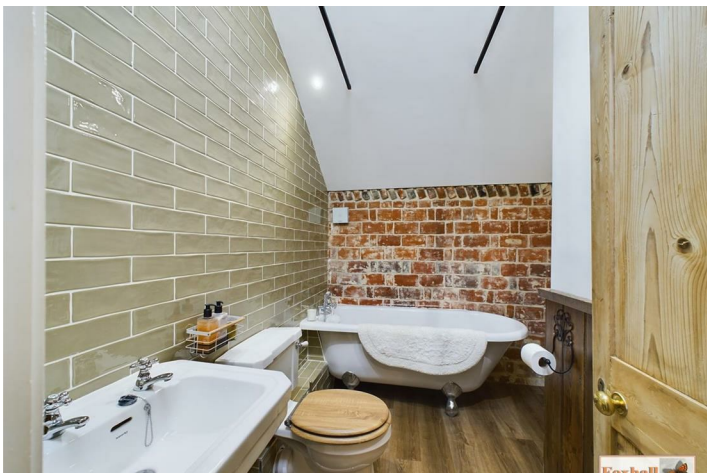
Agents Note

Tenure - Freehold

Council Tax Band E

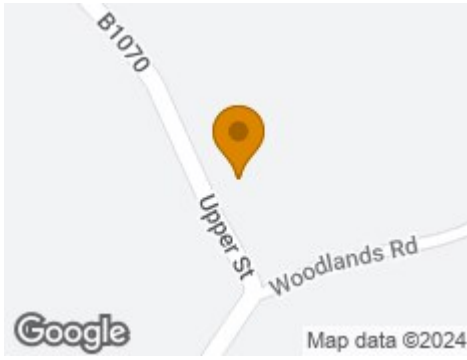








Road Map



Hybrid Map



Terrain Map



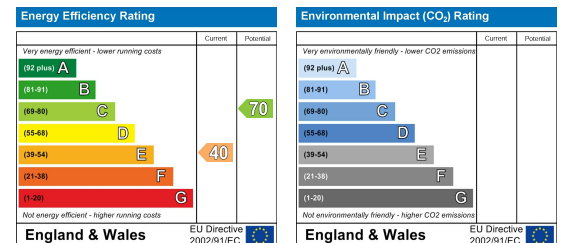
Floor Plan



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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