

# Foxhall



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## 34 Salehurst Road

, IP3 8RY

Guide price £425,000



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## Summary Continued

This home is ideally positioned within a 10 minute walk of Broke Hall Primary School and is within a 5 minute walk to the woodland walks and nature reserve at the bottom of Broke Hall and only 50 yards from the recreation area. Furthermore Ipswich Hospital is less than a 20 minute walk away as is Copleston High School. In the other direction is Sainsbury supermarket and retail park only a 5 minute drive away.

## Front Garden

A large driveway suitable for 3-4 vehicles, two garages a large lawn area with mature planting leading to the front door and a pedestrian gate leading around to the side and into the rear garden.

## Open Porch

Handy open porch with an outside light (not tested).

## Lobby

5' x 5'10 (1.52m x 1.78m)

A wood and glazed door into the porch with glazed window, original herringbone flooring, lighting, cupboard under stairs, wood and glazed door into the hallway.

## Hallway

10' x 6' (3.05m x 1.83m)

Wood and glazed door into the hallway, carpet flooring, coving, radiator, stairs rising to first floor, door to lounge, a wood and glazed door into the kitchen with glazed window to side and door into the downstairs W.C.

## Downstairs Cloakroom

7'8 x 4' (2.34m x 1.22m)

Low flush W.C., wash hand basin, water mains stopcock and extractor fan.

## Lounge

16' x 11'9 (4.88m x 3.58m)

A lovely light and spacious lounge which could be used as a lounge / diner as there is bi-fold glass and wooden doors leading into dining room as part of the extension with carpet flooring, coving, an open feature fireplace with original tiles and tiled hearth, radiator, a large single glazed window to the front with secondary glazing.

## Dining Room

11'9 x 9' (3.58m x 2.74m)

The dining room area can be access via bi-fold wood and glazed doors separating the lounge or via the sliding door in the kitchen, carpet flooring, coving, radiator, arch through to the sun room.

## Sun Room

14' x 13'6 (4.27m x 4.11m)

Full width double glazed window with fitted blinds and curtain runners overlooking the rear garden, large double glazed patio doors to side leading out into the patio area, inset lights, coving, carpet flooring and radiator.

## Kitchen / Breakfast Room

14'2 x 9' (4.32m x 2.74m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, space and plumbing for a dishwasher, space for a full upright fridge / freezer, single glazed window with secondary unit overlooking the rear garden, an Ideal Mexico boiler, space for an electric oven, splashback tiling, carpet flooring, coving, strip lights and sliding doors leading into the dining room / sun room extension.

### Utility Room

9' x 7'10 (2.74m x 2.39m)

Wall units, work surfaces, stainless sink unit with mixer tap over, space and plumbing for washing machine, space for a dryer and plenty of space for additional appliances such as an under counter fridge / freezer etc, a wood and glazed pedestrian door with single glazed window leading into the rear garden, vinyl flooring, spotlights and door leading into the garage and a further wood and glazed door leading back into the kitchen / breakfast room.

### Garage 1

16' x 8'1 (4.88m x 2.46m)

An up and over door, solid flooring, electric fuse board, gas mains, water tap and is supplied with power and lighting.

### Garage 2

21' x 8'2 (6.40m x 2.49m)

An up and over manual door, solid flooring, is supplied with power and lighting, there is racking for additional storage and a door through to the second garage and a further door leading through to the utility room.

### Landing

17' x 6' (5.18m x 1.83m)

Doors to bedrooms 1, 2, 3, 4 and bathroom and an airing cupboard housing the water tank, single glazed window with secondary glazed unit, radiator, carpet flooring.

### Bedroom 1

14' x 12' (4.27m x 3.66m)

A single glazed window to front with secondary glazed unit, radiator, carpet flooring and a vanity wash hand basin.

### Bedroom 2

11' x 11'10 (3.35m x 3.61m)

A single glazed window to rear with secondary glazed unit, radiator, coving, built in cupboard for storage and carpet flooring.

### Bedroom 3

9' x 12'2 (2.74m x 3.71m)

A single glazed window to rear with secondary glazed unit, radiator, coving, carpet flooring and built in cupboard for storage.

### Bedroom 4

8' x 7'8 (2.44m x 2.34m)

A single glazed window to front with secondary glazed unit, radiator and carpet flooring.

### Family Bathroom

7' x 5'4 (2.13m x 1.63m)

Comprising an obscure double glazed unit to side, P-shaped panelled bath with curved fixed shower screen

with shower over, vanity wash hand, spotlights, loft hatch with fitted drop down ladder, is partially boarded and is supplied with light, low flush W.C. with concealed back plate, radiator, laminate flooring, heated towel rail and extractor fan.

### Rear Garden

85' x 42' approx (25.91m x 12.80m approx)

The rear garden commences with a large patio area which can be accessed directly from the utility room and via the patio doors from the sun room. The remainder of the garden is laid to lawn and is unoverlooked with plenty of mature shrubs, trees and a pathway down one side. The garden is wonderfully secluded and is a real haven for attracting wildlife. There is plenty of scope for new owners to extend onto the patio area as other neighbouring properties have done (pending planning approval) and still have a very large garden.

### Agents Notes

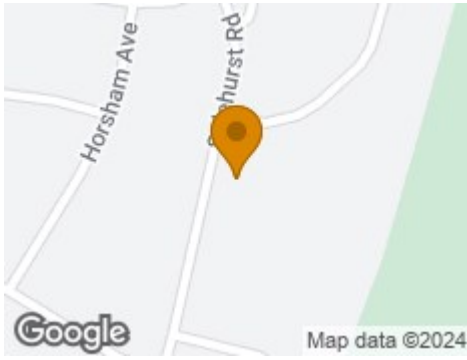
Tenure - Freehold  
Council Tax Band E







## Road Map



## Hybrid Map



## Terrain Map



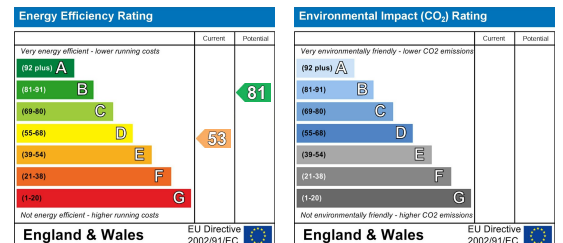
## Floor Plan



## 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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