

Foxhall



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Wincanton Close

East Ipswich, IP4 3EE

Asking price £430,000



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Summary Continued...

The bungalow has had the addition of a third bedroom at some point in the past by the conversion of the garage meaning there is a lot of accommodation on offer including a separate W.C., a 15'9" x 12'5" lounge. The property still has the original double glazed windows.

Situated in highly sought after Northgate High School catchment area with the High School itself being barely 5 minutes walk away. and the Rushmere Hall Primary School which has a good rating also being within a 5 minutes walk.

There are bus stops on Sidegate Lane itself and access to the countryside via Humber Doucy Lane and the beautiful bridle paths and foot paths that lead down to Fynn Valley are only a short distance away.

All in all, a perfectly placed bungalow awaits new owners.

Front Garden

Neatly laid to lawn with flower and shrub borders and off road parking for 1 car.

Entrance Hallway

A part double glazed front entrance door through into entrance hallway, radiator and door to airing cupboard.

Cloakroom W.C.

7'0" x 2'6" (2.1389 x 0.7680)

Low flush W.C., wash hand basin, radiator and window to front.

Bathroom

6'11" x 6'7" (2.1296 x 2.0290)

A modern and contemporary style replacement

bathroom suite, replaced approximately 5 years ago, comprising panelled bath, separate double size walk in shower with Myra sport shower over, low flush W.C., vanity unit wash hand basin, contemporary heated towel rail, extractor fan, fully tiled walls and window to side.

Kitchen / Diner

16'7" x 10'5" (5.0757 x 3.198)

Kitchen Area - modern replacement fitted (approx. 6 years ago) kitchen with contemporary gloss grey contemporary units with an excellent selection of fitted base drawers, cupboards and eye level units and tall larder cupboard, one and a half sink unit, ample worksurfaces, window to rear overlooking the easterly facing rear garden making this a very sunny and pleasant area in the mornings. Contemporary vertical radiator, laminate flooring, fitted Zanussi extractor hood and space for double oven.

Dining Area - double glazed French doors opening out into the easterly facing rear garden making this a lovely sunny area to enjoy especially in the mornings.

Lounge

15'9" x 12'5" (4.8201 x 3.8088)

An electric fire in wooden surround, double glazed French doors opening out into the conservatory, double radiator, door to inner hallway, loft access and doors to bedrooms one, two and three.

Conservatory

9'10" x 9'5" (3.0214 x 2.8785)

A lovely easterly facing double glazed and wood constructed conservatory with double French doors opening out into the rear garden.

Inner Hallway

Loft access.

Bedroom 1

16'6" x 8'2" (5.0438 x 2.5136)

Window to front, double radiator, access to loft space.

Bedroom 2

10'7" x 9'1" (3.23 x 2.79)

Deep siled window to front, radiator and full width and height mirror fronted fitted triple wardrobes.

Bedroom 3

10'5" x 7'5" (3.1925 x 2.2815)

Window to front and radiator.

Rear Garden

An extremely well maintained easterly facing rear garden, well stocked with established flowers and shrubs. The garden commences with a patio area which is both east and southerly facing which is an absolute sun trap making this ideal for enjoying a mid morning cuppa, afternoon glass of wine or alfresco dining. The garden is completely unoverlooked from the rear and is enclosed by a full width beech hedge to the rear and panel fencing to the side, the remainder is laid to lawn with two timber sheds (to remain), plus water butts and a sheltered enclosed area adjacent to the conservatory plus access on the other side via a gate leading around the side of the property to the front garden. There is access from the garden to a rear passway to get access to the rear of the hedge once it needs trimming.

Agents Note

Tenure - Freehold

Council Tax Band D

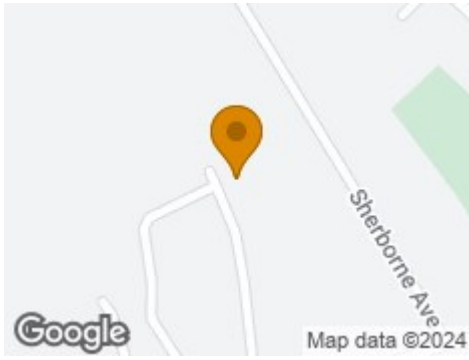
Please note that this property is being sold Subject to Probate being granted.







Road Map



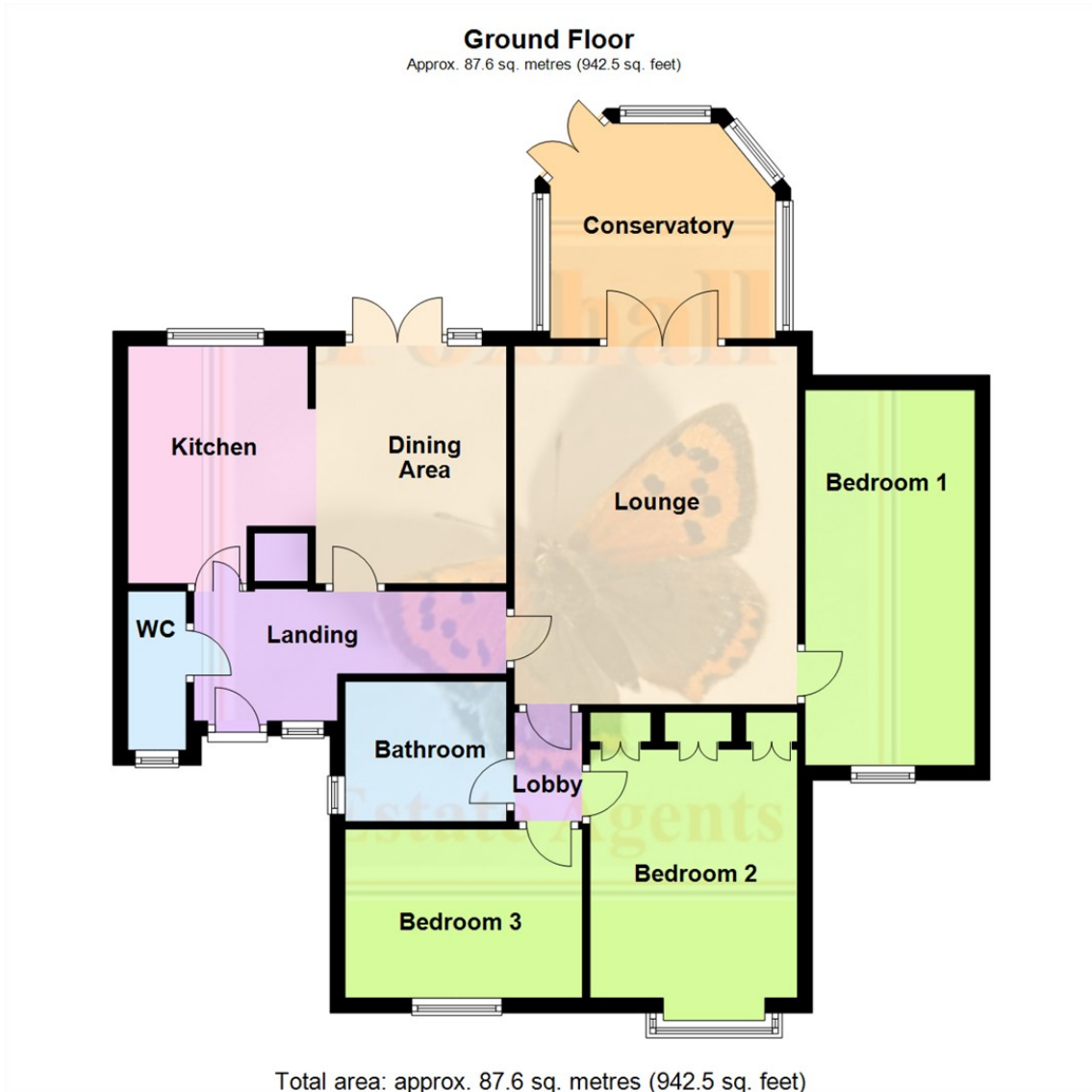
Hybrid Map



Terrain Map



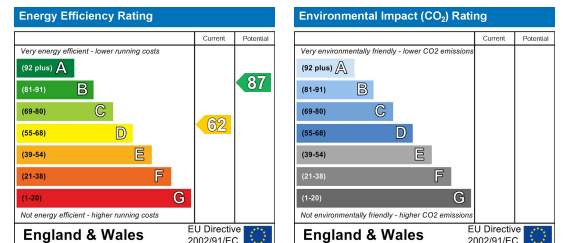
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.