

# Foxhall



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## Roundwood Road

East Ipswich, IP4 4LU

Guide price £325,000



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### Summary Continued

The owners have executed this extension very thoughtfully and both the bedrooms and car port are fantastic additions to the original property. Likewise they have done the same with the sun room on the rear of the property leading onto the decking area and indeed the utility lobby leading from the kitchen and the utility / W.C. maximising the potential for each area for a large family home.

The property is positioned in a highly convenient location within two minutes walk of Sainsbury's Supermarket and an additional selection of shops on Woodbridge Road. It is only five minutes walk to Sidegate Primary and St Johns Church of England School and a ten minute bike ride to Northgate High School. Bus routes in and out of town are a stone's throw away.

### Front Garden

Mid height brick wall with a wrought iron pedestrian gate, path to door, low maintenance front garden, raised brick flower borders and double wrought iron vehicular gate leading to hardstanding driveway through to large car port.

### Porch

UPVC glazed door into the porch, tiled flooring and through to entrance hall.

### Entrance Hall

Entrance door into entrance hallway with attractive stained glass windows, dado rail, radiator, door to lounge / diner and stairs to first floor.

### Lounge / Diner

11' x 10'6" lounge 12' x 11' diner (3.35m x 3.20m lounge 3.66m x 3.35m diner)

Double glazed square bay window with fitted blinds, carpet flooring, radiator, aerial and phone point, feature fireplace with an electric coal effect fire and wooden surround, coving, dado rail. Going through to the dining

area, there is a further gas fire (not tested), coving, carpet flooring, dado rail, double glazed window to rear, large understairs storage cupboard with plenty of shelving and door to kitchen.

### Kitchen and Utility Lobby

12' x 8'6" kitchen 5' x 3'7" lobby (3.66m x 2.59m kitchen 1.52m x 1.09m lobby)

Comprising of wall and base units with cupboards and drawers under, work-surfaces over, space for a freestanding gas oven, stainless steel sink bowl drainer unit with mixer tap, splash-back tiling, space and plumbing for a dishwasher, space and plumbing for a washing machine, double glazed window to the side (this is a child safe window which opens inwards preventing children from running into it whilst outside.), double glazed pedestrian door to side and rear, radiator, directional lights, tiled flooring, space for a full height fridge / freezer and through to the utility lobby. This area has wall and base units under and work-surfaces over, tiled flooring, bi-fold door through to utility / W.C. and sliding door through to sun room.

### Utility / Downstairs W.C.

4' x 4'7" (1.22m x 1.40m)

Low flush W.C., wash hand basin, tiled splash-back, tiled flooring, space for an appliance, wall mounted combination Worcester boiler only 5-6 years old and regularly serviced (last service this year) and extractor fan.

### Sun Room

12'8" x 10' (3.86m x 3.05m)

Double glazed French doors to rear garden and decking area, double glazed window to side, radiator and solid wooden flooring.

### First Floor Landing

Doors to bedrooms one, two, three, four and five and the bathroom, built in cupboard with shelving, loft access, carpet flooring, electric fuse board, dado rail and window providing natural light from bedroom four.

### **Bedroom 1**

11' x 11'2 (3.35m x 3.40m )

Two double glazed windows to front, laminate flooring, radiator, coving, dado rail, full width quadruple sliding door wardrobes, two mirror fronted and all plenty of hanging and shelving space.

### **Bedroom 2**

10'7 x 9' (3.23m x 2.74m)

Double glazed window to front, radiator, aerial and bespoke solid wood flooring and wooden doors.

### **Bedroom 3**

10' x 10'8 (3.05m x 3.25m)

Double glazed window to rear, radiator and bespoke solid wood flooring and wooden doors.

### **Bedroom 4**

10' x 8'6 (3.05m x 2.59m)

Double glazed window to the rear, built in storage cupboard with plenty of shelving, laminate flooring and radiator.

### **Bedroom 5**

8' x 8'2 (2.44m x 2.49m )

Double glazed window to the rear, radiator and laminate flooring. Window to front aspect giving light to the extended hallway.

### **Family Bathroom**

6' x 5'7 (1.83m x 1.70m)

Panelled bath with shower over with both handheld and rainfall shower heads, vanity wash hand basin, low flush W.C., fully tiled walls and floor, obscure double glazed window to side, heated towel rail and spotlights.

### **Rear Garden**

72'0" x 24'6" (21.97m x 7.47m )

Fully enclosed easterly rear garden unoverlooked at the rear and which is also wider and larger than average plot, the first two thirds are mainly laid to lawn with a pathway through to the rear, sleeper borders with mature planting, shrubs and trees. There is a good sized raised decking area from the sun room making this ideal for alfresco dining, there is a side patio (approximately 16'0" x 17'8") with outside tap and water butt, there is a low maintenance shingle area. There is also a small greenhouse to stay. The last third of the garden has a low height fence with gate leading into an area with assorted sheds. There is a large work-shop 12' x 14', approximately 5' x 7' garden shed and a 10' x 10' shed which is currently used as a dog kennel. All of the sheds have power and lighting and the dog kennel even has underfloor heating. This could be relatively easily converted back to a general shed if required.

### **Car Port**

20'0" x 10'9" (6.10m x 3.30m)

Very large carport fitting a people carrier or van comfortably, there is room to attach ceiling storage and still have plenty of space to fit a standard family vehicle, if new owners wanted to fit an electric roller door this would then convert the same into a garage. The rear of the carport already has a vehicular / split pedestrian gate attached allowing you to walk through or open up further and drive a vehicle into the rear garden and side patio and this is all fitted with secure locks. The side patio area is approximately 16'0" x 17'8" which means that a large vehicle could be parked through the gates securely if needed.

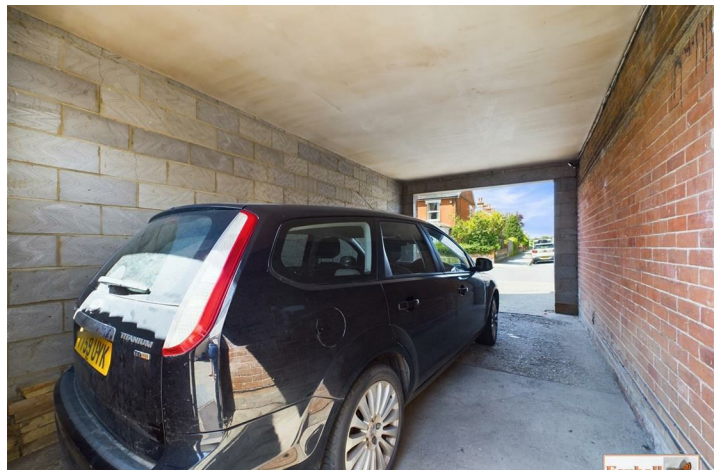
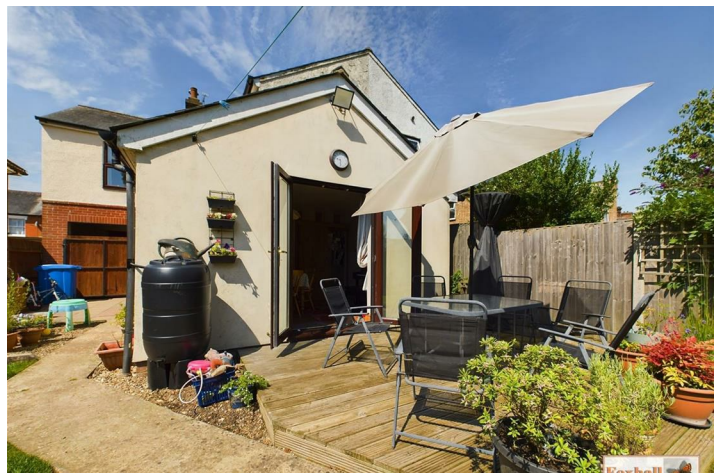
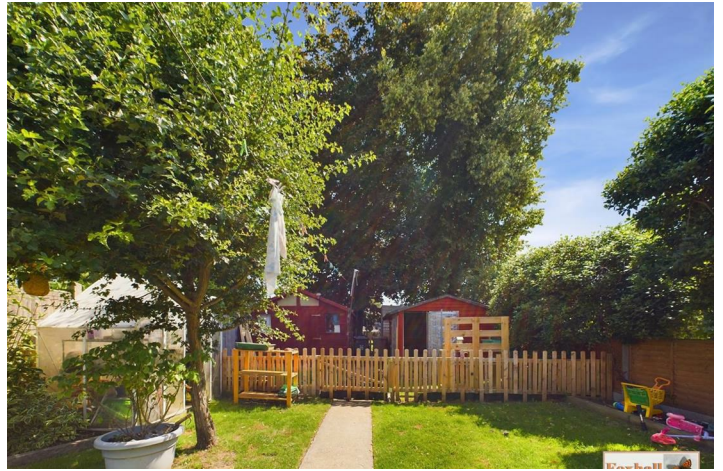
### **Agents Notes**

Tenure: Freehold

Council Tax Band B







## Road Map



## Hybrid Map



## Terrain Map



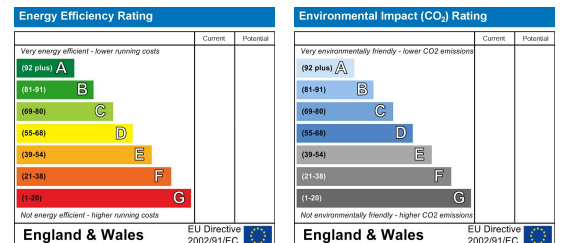
## Floor Plan



## 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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