

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Wimborne Avenue

, Ipswich, IP3 8QT

Asking price £495,000



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Wimborne Avenue

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Summary Continued

To the front of the property there is driveway parking for several vehicles which in turn leads to a large 21'6 x 8'4 garage / workshop complete with light, power and roof light which provides excellent natural light in the workshop area.

Across the rear, overlooking the garden is a 10'0 x 9'2 dining room, 16'2 x 9'1 kitchen / breakfast room and very hand spacious utility room 7'6 x 8'2 with doors going out to the back garden.

It is certainly situated on one of the largest and in the valuer's opinion, best plots in this part of Broke Hall and at over 1400sq ft represents a very spacious family home.

Front Garden

Concrete driveway providing ample off street parking for several vehicles, Garden largely laid to lawn and is enclosed by flower / shrub borders with established tree which helps to provide screening. Parking could be for at least four cars and this in turn leads to the garage on one side and access to the rear garden via a lockable wooden gate on the other.

Extended Entrance Hallway

7'10" x 6'0" (2.39 x 1.84)

This has been extended forward with glazed window plus front entrance door leading into the entrance hallway. Door to a spacious understairs storage cupboard.

Reception Hallway

7'8" x 6'8" (2.34 x 2.05)

Stairs to first floor.

Lounge

15'6" x 12'0" (4.73 x 3.67)

Double radiator and fitted gas fire in surround with tiled hearth. Picture window to front which is south facing, offering views down Bodiam Road and making this a sunny and pleasant room for a good part of the day. Fourway folding glazed doors opening into dining room.

Kitchen / Breakfast Room

16'2" x 9'1" (4.93 x 2.78)

Picture window to rear overlooking the garden, single drainer sink unit, ample work-surfaces with base drawers, cupboards and eye level units, plus larder cupboard behind door, radiator, door through to dining room at one end and utility at the other, tiled floor and wall-lights. Built in oven with gas hob over and extractor above,

Dining Room

10'0" x 9'2" (3.05 x 2.80)

Radiator and patio doors to rear opening out onto the garden.

Utility Room

7'6" x 8'2" (2.30 x 2.50)

Door to garage, window to rear. Wall mounted modern replacement boiler, space for chest freezer, plumbing and space for washing machine and space for tumble dryer. Selection of eye level cupboards and window and glazed door to rear.

Bedroom 5 / Office / Study

13'5" x 7'7" (4.09 x 2.32)

Picture window to front which is southerly facing with uninterrupted views down Bodiam Road. The sunny aspect makes this an extremely light bright and pleasant sunny room to work in if this was being used as a work from home office or study as opposed to the fifth

bedroom. Radiator. Handy cupboard at the rear of this room with shelving and this also contains the upgraded consumer unit.

Downstairs Cloakroom / Shower Room

7'8" x 6'8" max into shower (2.34 x 2.05 max into shower)

There has been a very clever alteration to create additional width in the modern downstairs cloakroom which now incorporates a separate walk in shower enclosure which houses a Mira Sport shower. Also in the cloakroom is wash basin, low flush W.C., heated towel rail, extractor fan, tiled flooring and ceiling spotlights.

First Floor Landing

Radiator with window to front with uninterrupted views down Bodiam Road, doors to bedrooms 1, 2, 3, 4 and the family bathroom. Door to spacious airing cupboard with shelved storage space. Access to the enlarged loft space with triple fitted pull down loft ladder. The loft has an excellent amount of boarded space. This has had extra insulation at the sides and there is a light. Raised water tank.

Bedroom 1

13'10" x 15'3" (4.22 x 4.65)

Triple fitted wardrobes, radiator and a window to the front which is a southerly aspect.

Bedroom 2

11'2" x 12'1" (3.41 x 3.69)

Double built in wardrobes, radiator and window to rear with lovely views down the garden.

Bedroom 3

8'7" x 11'6" (2.64 x 3.52)

Radiator, double built in wardrobes and window to rear with lovely views down the garden.

Bedroom 4

8'5" x 7'11" (2.57 x 2.43)

Radiator and window to front with uninterrupted views down Bodiam Road.

Family Bathroom

7'11" x 6'10" (2.43 x 2.09)

Modern replacement suite comprising Mira 88 shower over, vanity unit wash basin with cupboards beneath and low level W.C., fully tiled walls, heated towel rail, extractor fan and recessed ceiling spotlights. In the loft the water tank was raised to increase water pressure and this has had a beneficial effect on the shower pressure.

Rear Garden

135' x 55' (41.15m x 16.76m)

One of the major selling points of this property is the

amazing rear garden. It has been superbly maintained and is very sheltered and secluded being completely unoverlooked from the rear. The garden commences with an Indian stone patio which is ideal for sitting out having a mid morning cuppa, afternoon glass of wine or alfresco dining. The seller tells us that the large wooden shed will be remaining. The garden, despite it's size, is relatively easy to maintain being largely laid to lawn with well stocked and varied flower, shrub and tree borders. Further down there is an inset flower border, raised area with lavender and a shed to stay. There is also a compost area at the bottom and established trees which assist with the screening and also provide shade in the hot summer months where required. The garden is enclosed by a combination of wooden and chainlink fencing and luckily the large conifers in a neighbouring property at the rear of the garden provide further screening without the additional maintenance. At the side of the house behind the side gate is a covered area which is ideal for storage. Outside tap.

Large Garage / Workshop

21'6" x 8'4" (6.57 x 2.56)

The larger and slightly wider than average garage / workshop is kitted out and supplied with power and light and an up and over door with very effective roof light window giving plenty of natural light to anyone using the workshop end.

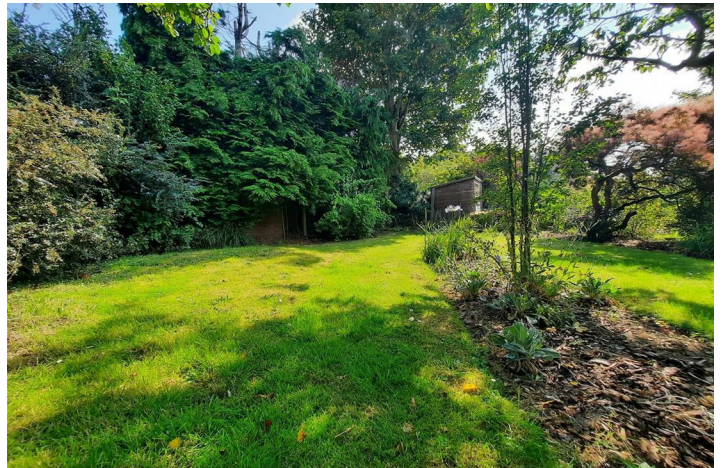
Agents Notes

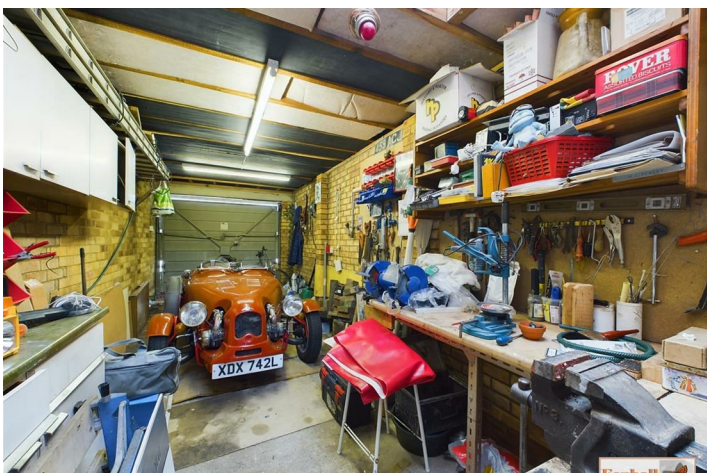
Tenure - Freehold

Council Tax Band E









Road Map



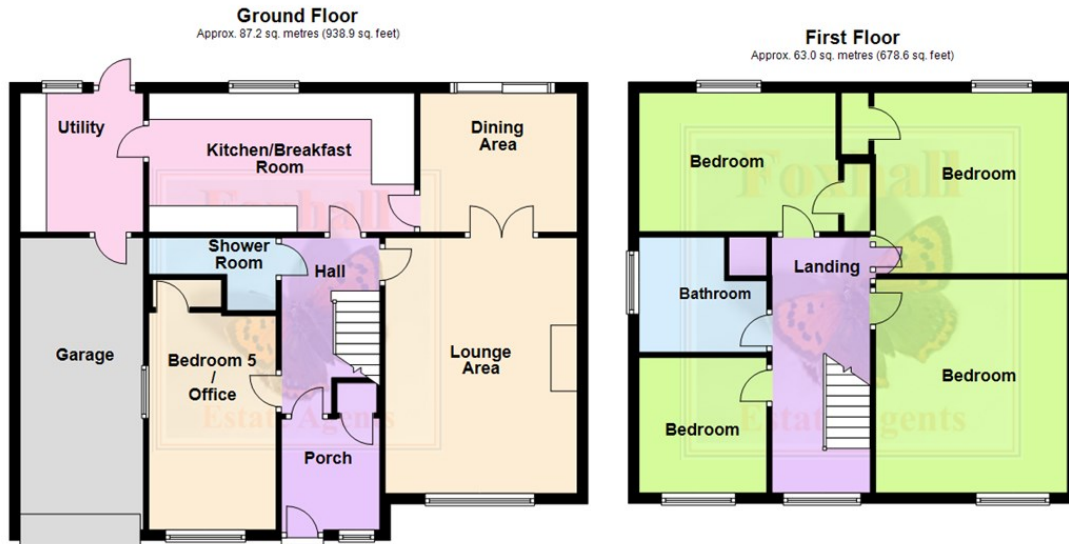
Hybrid Map



Terrain Map



Floor Plan

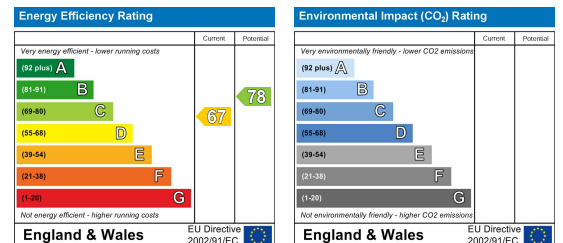


Total area: approx. 150.3 sq. metres (1617.5 sq. feet)

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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