

Foxhall



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Beechwood Drive

Ipswich, IP3 8UW

Offers in excess of £900,000



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Summary Continued

Bathrooms and ensuites - Contemporary white sanitaryware, chrome fittings by Roca, Aqualisa HiQu digital baths and showers, low profile white shower tray with quality glass shower enclosure by Roman Showers, mirrors with de-mist pads to family bathroom, guest bathroom and bedroom 1 ensuite. Hand picked wall and floor tiles from Porcelanosa. This also applies to the cloakroom as well.

Internal finishes - quality oak finish to the doors with chrome door furniture and oak veneer finish to the staircase. Burglar alarm with PIR detectors. Selected fitted wardrobes to some bedrooms. Delightful brick built Inglenook style fireplace and hearth with wood-burning stove, switchplates and sockets and media plates throughout in chrome by Deiter. There are four ionisation type smoke alarms and two CO alarms. The gas central heating system is regularly serviced and this was last carried out in July 2024.

External - High quality windows and folding doors in uPVC, external lighting and outside power, automatic electric twin up and over doors with personal door and light and power.

The current owners have enjoyed living here from new and have upgraded the property to the highest of standards. It is presented in excellent decorative order and is in showhome condition.

Beechwood Drive is located in a private position and is just a short walk from Purdis Heath and Golf Club in one direction and delightful woodland walks and bridlepaths leading through to Foxhall and Kesgrave in the other direction, making this ideal for anyone with

children, dogs, golfers, keen cyclists, etc.

Additionally Ipswich hospital is only a 5 minute drive away plus nearby Rushmere Golf Club and the property affords very easy access to the retail park and local Sainsburys, John Lewis and Waitrose stores and access onto the A12 and A14.

Beechwood Drive is also very well served for a selection of local private schools which are all only 5 miles drive away from the property.

Another selling point of the property is a very large double garage with ample eaves storage space within the pitched roof, twin up and over doors and block paved double width driveway providing parking for ample vehicles.

Within the property there are media plate CAT 5e Ethernet sockets and high speed CAT 5 network cabling which enables broadband speeds of between 900-1000.

On the ground floor is a very large kitchen / breakfast room, much larger than average dining room, beautiful lounge and separate study plus a downstairs cloakroom.

On the first floor is the main bedroom suite including an en-suite plus a second bedroom also with it's own ensuite and two further bedrooms and a family bathroom. On the top floor are two further large double bedrooms and a guest bathroom. There are also fitted blinds to many windows which will be staying.

All in all one of the largest and highest specification properties in the most prestigious and sought after locations that is currently available on the market and as

such we recommend an early internal viewing to avoid disappointment.

Front Garden

Completely enclosed with high hedging which helps seclusion and shelter. There is a small garden at the front with a larger garden at the side, being largely laid to lawn with path leading to front door. In front of the garage is a large expanse of block paved driveway providing ample off street parking with a feature metal post and rail fencing enclosing the whole of the front garden with a metal side gate giving access to the rear garden. There is also extensive outside lighting to the front, sides and rear of both the garage and the house.

Hallway

Very impressive large reception hallway which is full of natural light courtesy of a skylight window and recessed ceiling spotlights. The hallway is a Porcelanosa tiled floor with a feature oak veneer staircase straight ahead which gives access to the first floor. There is also a built in downstairs cupboard with light. Radiator.

Lounge

17' x 16'4 (5.18m x 4.98m)

One of the many selling features of this property is a beautiful lounge with a Charnwood wood-burner situated in a brick built inglenook style fireplace with Bressimer beam above. There is also a radiator and bi-fold doors opening out onto the garden. Media plate CAT 5e Ethernet socket and TV point.

Kitchen / Breakfast Room

21' x 14'3 (6.40m x 4.34m)

Superb top of the range luxury kitchen / breakfast room with excellent range of Symphony fitted units comprising base drawers, cupboards and eye level units, full height integrated fridge and separate freezer, AEG double electric ovens both of which have been replaced just two years ago plus a six ring induction hob and extractor hood over with quadruple lighting. Belfast sink with spray rinse hose tap and Silestone work-surfaces and upstands and the oven, hob and extractor are all in the central island with corner cupboards opening at the end. Wine cooler and separate double cupboards at either side with additional Silestone and solid oak work-surfaces, also an integrated dishwasher in main part of kitchen. Recessed ceiling spotlights and pendant lights, extractor fan. This room is beautifully double aspect with a westerly facing window by the sink making this room lovely and sunny in the afternoons and evenings with bi-fold glazed doors opening out on to the rear garden and a separate window to rear and a radiator in the breakfast area. Pull out recycling bin and two full height pull out larder units with shelving. Pull up plug socket unit which comes up from the work-surface on the island which also includes a USB charging port. Additional bespoke double larder unit which was

purchased to match the kitchen. This is freestanding and although not included, could be open to separate negotiation. Under cabinet lighting. Porcelanosa tiled floor. Media plate CAT 5e Ethernet socket and TV point.

Dining Room

15'7 x 10'9 (4.75m x 3.28m)

Larger than average dining room able to accommodate a dining table for up to 10 - 12 guests with window to front which is southerly facing making this a very sunny room, radiator. Media plate CAT 5e Ethernet socket and TV point.

Study

9'8 x 9'8 (2.95m x 2.95m)

Double aspect room with windows to the side and front which face both east and south making this a lovely bright and sunny room for anyone working from home. If required this room could be used as the seventh bedroom. Radiator. Media plate CAT 5e Ethernet socket and TV point.

Utility Room

Space and plumbing for washing machine, single drainer sink unit, the owners have also had a large full height double larder cupboard with ample shelves and separate area ideal for ironing board, Hoover, etc. Additional shelving to the right, further Silestone work-surfaces and cupboard housing the water softener underneath and glazed door leading to the rear garden. Extractor fan and recessed ceiling spotlights. Wall mounted Ideal Logic condensing conventional boiler, approximately 10 years old and this has been regularly serviced. Electric kick space heater and Porcelanosa tiled floor.

Downstairs Cloakroom

Vanity unit wash basin with pull out drawer beneath, half tiled walls and tiled floor with Porcelanosa tiles, low flush W.C., radiator, extractor fan and fitted mirror.

First Floor Landing

Stairs rising to second floor, two radiators, window to front, double doors to large airing cupboard and doors to bedrooms 1, 2, 3 and 4 and the family bathroom.

Bedroom 1

16'11 x 11'9 (5.16m x 3.58m)

Full width and height mirror fronted sliding doors to expansive built in wardrobe with bespoke fitted shelving, drawers and hanging space plus LED striplights each side. Window to rear, radiator and door to the en-suite and TV point.

En-suite to Bedroom 1

10'10" x 7'8" (3.30m x 2.34m)

Bath (Aqualisa digital) with shower attachment, separate walk in shower with digital thermostat dials

outside shower, vanity wash basin with double drawers under, low flush W.C., fully tiled walls, extractor fan, recessed ceiling spotlights, window to the rear, Porcelanosa tiled floor and full height chrome heated towel rail. De-mist mirror.

Bedroom 2

15'7 x 10'4 (4.75m x 3.15m)

Double aspect room with window to side and front making this a lovely sunny room especially in the mornings, radiator and fitted mirror fronted double wardrobe, door through to the en-suite shower room. Media plate CAT 5e Ethernet socket and TV point.

En-suite to Bedroom 2

Window to side, double walk in shower enclosure with digital control and thermostat button on the outside, fully tiled walls, vanity wash hand basin with large cupboard beneath, low flush W.C, extractor fan and tiled shelf and Porcelanosa tiled floor.

Bedroom 3

14'10 x 9'8 (4.52m x 2.95m)

Another double aspect room which is both east and south facing making this sunny for a good part of the day, radiator. Media plate CAT 5e Ethernet socket and TV point.

Bedroom 4

12'5 x 10' (3.78m x 3.05m)

Lovely double aspect room making this beautifully sunny both in the early mornings and early afternoons and summer evenings, radiator and window to rear overlooking the lovely gardens and beyond. TV point.

Family Bathroom

North westerly facing room making it very sunny and pleasant in the late afternoons and evenings, double walk in shower enclosure with digital Aqualisa shower, fully tiled walls and floor with Porcelanosa tiles, Aqualisa digital bath with shower over, vanity wash hand basin with double drawers under, low flush W.C., extractor fan, recessed ceiling spotlights and heated towel rail.

Second Floor Landing

Access to loft space and doors to bedrooms 5 and 6. Superb feature galleried landing with stairs descending to the lower floor.

Bedroom 5

15'11 x 14'10 (4.85m x 4.52m)

Double rooflight windows to rear making this room full of natural light, laminate flooring, radiator, mirror fronted doors to double fitted wardrobe and access to eaves. Both the rooflight windows have pull down fitted blinds that will remain. Media plate CAT 5e Ethernet socket and TV point.

Bedroom 6

15'11 x 11'10 (4.85m x 3.61m)

Window to side, radiator and access to two eaves spaces. Media plate CAT 5e Ethernet socket and TV point.

Guest Bathroom

Bath with shower over, vanity wash basin with double doors under, low flush W.C., fully tiled walls and floor with Porcelanosa tiles, extractor fan, recessed ceiling spotlights and a rooflight window to the rear, tiled floor and chrome heated towel rail. De-mist mirror.

Garage

21'6 x 21'6 (6.55m x 6.55m)

Large double garage with twin electric double up and over doors, ample power and light and an EV MyEnergi Zappi electric car charger with 7 meter cable inside the garage near to the front of the garage door. Being a pitched roof, there is ample eaves storage space and also a personal door which leads directly into the rear garden.

Rear Garden

Spacious patio area, the rear garden is largely laid to lawn with established tree and a full height laurel hedging to the side and rear which makes the garden completely enclosed and sheltered and totally unoverlooked from the rear. Lovely and sunny first thing in the morning and later in the afternoon, ideal for sitting out having an alfresco glass of wine or evening meal or early morning cup of tea. Useful side storage area at the side, paved and enclosed by panel fencing which is ideal for storage of wheelie bins, etc with an outside tap and outside lighting. Concrete post and rail fencing behind the laurel hedging.

Purdis Heath and Surrounding Area

Beechwood Drive is located in a private position and is just a short walk from Purdis Heath and Golf Club in one direction and delightful woodland walks and bridlepaths leading through to Foxhall and Kesgrave in the other direction, making this ideal for anyone with children, dogs, golfers, keen cyclists, etc. This house is also a five minutes drive to Waitrose and John Lewis.

Agents Notes

Tenure - Freehold

Council Tax Band F

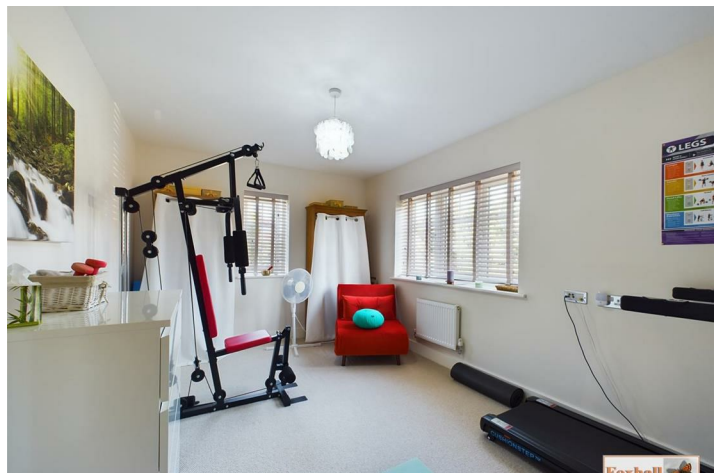
Property management company - Norwich Residential Management, Wherry Road, Norwich NR1 1WS - Annual service charge of £828.49 for maintenance of the private road, repairing, replacing and cleansing all service installations and other common items on the estate that are not maintainable by any other or local authority.

There are also restrictions on the estate with regards to parking of vehicles of more than 1.5 tonnes and

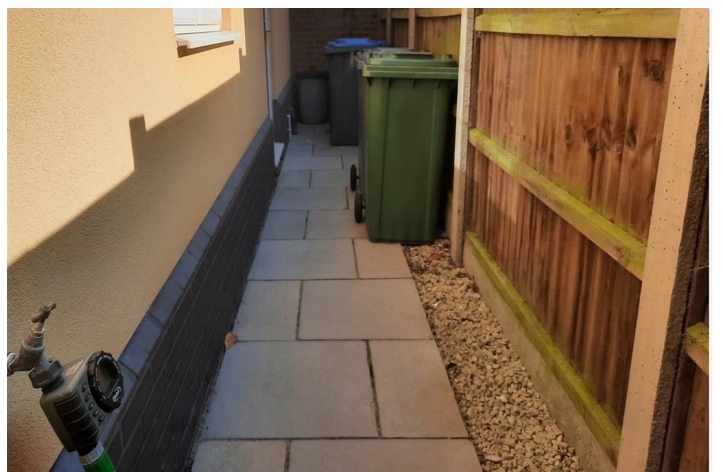
overnight parking of lorries or similar vehicles (such as commercial vehicles, caravan, house on wheels, boat, etc). Full details can be obtained from the agent upon request.















Road Map



Hybrid Map



Terrain Map



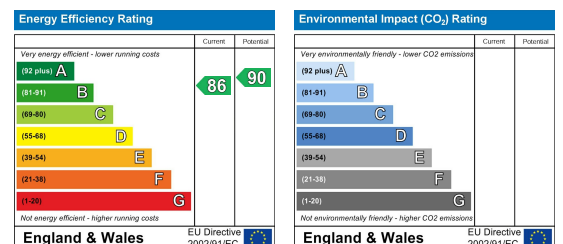
Floor Plan



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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