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Malvern Close

Rushmere St. Andrew, IP5 1AW

Asking price £280,000



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Summary Continued

Also the loft has been converted to a large 14'1 x 11'3 loft room with roof style windows to both front and back and full of natural light. This would make it ideal for anyone as a hobby room or a work from home office, someone who perhaps does art etc. However please be aware that there is a steep permanent staircase in situ that leads to the loft room so this cannot, under its current conditions, be used as a bedroom due to building regulations.

The property comes with uPVC double glazed windows and central heating via radiators and offers excellent potential for upgrading and refurbishment.

We thoroughly recommend an internal inspection.

Front Garden

Neatly maintained being enclosed by a neat brick wall with large areas of shingle and inset hebe bushes. There is a block paved driveway which is double width in front of the bungalow and continues in single width form down the side of the bungalow which leads to the rear garden.

Porch

5'8" x 4'2" (1.7337 x 1.2943)

Double glazed front entrance door into the porch way with further door through to the lounge/dining room.

Inner Hallway

Radiator, door to cupboard with shelving and meters, steps up to the first floor loft conversion.

Agents Note - Please note these stairs are steep.

Lounge/Dining Room

24'7" x 12'4" (7.49m x 3.76m)

Lovely southerly facing lounge with a window to front making this a very sunny and pleasant room for a good part of the day. There are sliding double glazed patio doors that lead through to the conservatory, feature fireplace surround and hearth incorporating electric fire. There is also two radiators and wall light points.

Conservatory

8'11" x 8'10" (2.72m x 2.69m)

Double glazed French doors and windows opening out to rear to the rear garden and the block paved patio area.

Bedroom One

12'11" x 8'11" (3.9514 x 2.7347)

Extensive range of modern fitted bedroom furniture comprising two double wardrobes, two double over bed cupboards and matching dressing table with additional drawers, wardrobes with hanging space and rails, double radiator, window to front.

Bedroom Two

9'7" x 8'10" (2.93 x 2.70)

Double radiator and window to front.

Kitchen/Breakfast Room

12'9" x 10'6" (3.8963 x 3.2153)

Reasonably modern fitted kitchen with extensive range of cupboards comprising base drawers, cupboards and eye level units with an Indesit double oven, induction hob and Zanussi extractor hood above, single bowl sink unit, ample work surfaces, breakfast bar, tiling, radiator, window to rear and door leading through to rear utility area.

Utility Room

13'4" x 4'11" (4.0644 x 1.5060)

Space and plumbing for a washing machine, additional double cupboard plus a tall fitted larder cupboard, additional worksurfaces, uPVC double glazed and a door opening out onto the rear garden.

Bathroom

8'1" x 7'10" (2.4762 x 2.3900)

Spacious bathroom with corner bath plus separate fully tiled corner shower enclosure with Triton Rapide shower, vanity unit wash basin with cupboards beneath and WC, tall heated towel rail, fully tiled walls with window to rear.

Loft Space

14'1" x 11'3" (4.29m x 3.43m)

Accessed from a small landing area with double doors to an eaves storage space and sliding door through to the loft room with three doors eaves storage cupboards, radiator and large roof light windows to front and rear making this a very light and sunny room. This would make a superb hobby room due to the lovely natural light or an artist studio etc. Please note this does not comply with building regulations to be used as a bedroom.

Rear Garden

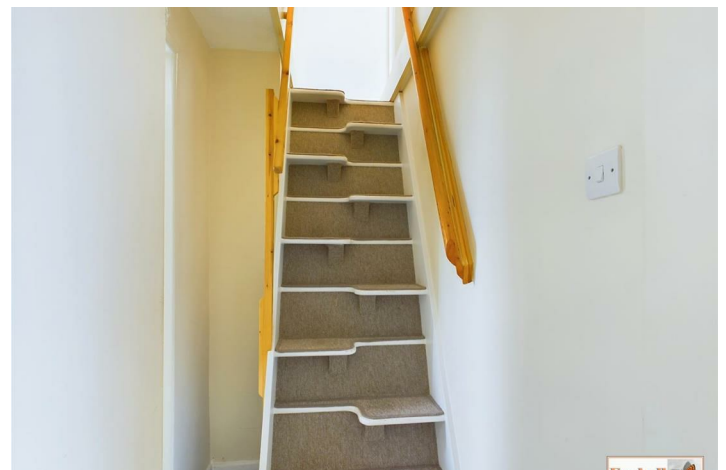
Laid to lawn, un-overlooked from the rear with a block paved patio area and flower/shrub borders at the rear being enclosed by panel fencing. There is a large timber garage supplied with light and power and doors opening out into garden, behind this is a further shed which we believe is also supplied with power and light.

An additional smaller shed on the other side of the garden.

Agents Note

Tenure - Freehold

Council Tax Band C





Road Map



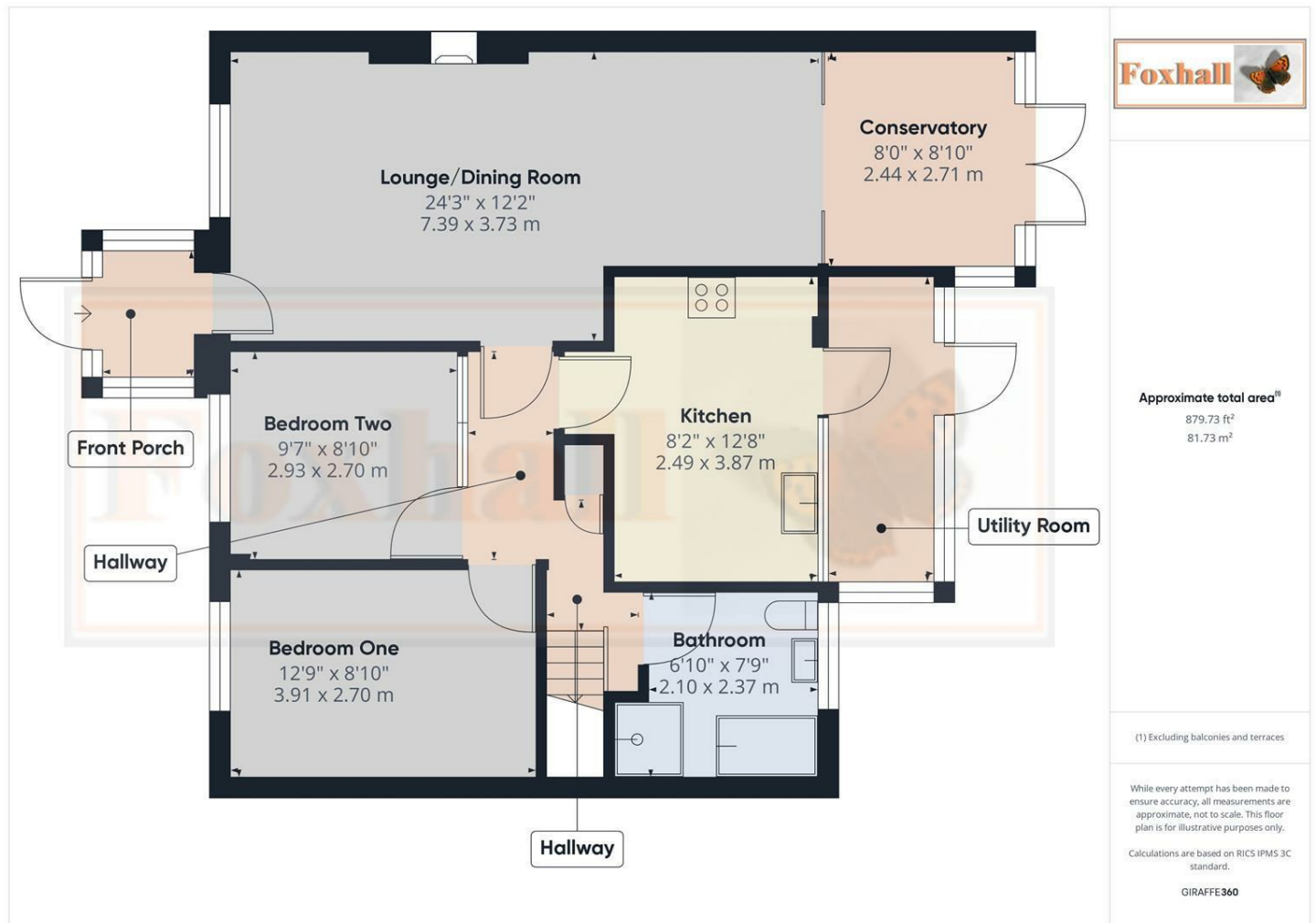
Hybrid Map



Terrain Map



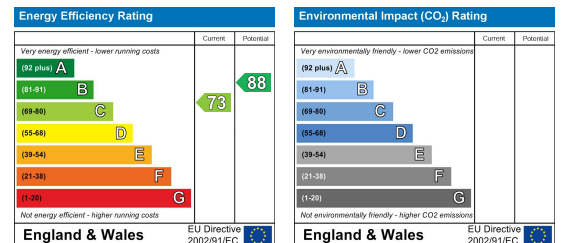
Floor Plan



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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