

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



Melbourne Road

Australia Development, Ipswich, IP4 5PP

Offers in excess of £350,000



3



1



2



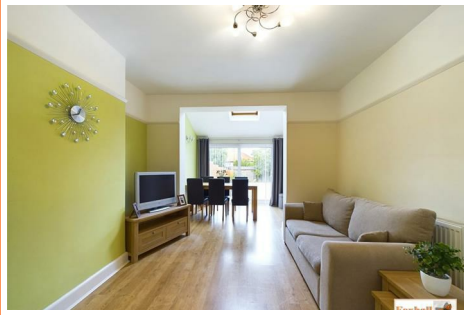
C



Melbourne Road

Australia Development, Ipswich, IP4 5PP

Offers in excess of £350,000



Summary Continued

The property is presented in excellent decorative order and comes complete with a large and virtually brand new 8'2" x 7'10" bathroom in contemporary style which is big enough for both a bath and a separate double walk in shower.

This home has a lovely 13'6 x 13'5 south easterly facing lounge with bay window and an extended 24' x 10'3 dining room/sitting room with roof light making it full of natural light.

The extension has also created an extremely handy downstairs cloakroom and utility room in addition to a modern contemporary 8'2" x 7'10" kitchen with gloss white units.

This lovely family home awaits the arrival of very lucky new owners.

Front Garden

At the front there is concrete driveway parking for up to 3 vehicles with a driveway that carries alongside of the property and through double wooden gates. Behind these is further driveway and a brick built detached garage with double doors and a separate brick built workshop extension both with nice big windows supplied with power and light making superb workshop, hobby room or even a work from home office.

uPVC double glazed front door through to reception hallway.

Reception Hallway

Radiator, stairs rising to first floor and spacious under stairs storage cupboard.

Living Room

13'6" x 13'5" (4.11m x 4.09m)

One of the many selling points of the property is the delightful lounge with a bay window to front which is south easterly facing making this a very sunny and pleasant room for a good part of the day. The focal point of the room is a lovely fireplace in timber surround with tiled backing and hearth and incorporating a fire.

Dining Room/Sitting Room

20'4" x 10'3" (6.22 x 3.13)

Dining Room - Full of natural light courtesy of a roof light window and virtually full width sliding double glazed patio doors opening out onto the garden with the door leading to the downstairs cloakroom and utility room.

Utility/Cloak Room

7'11" x 4'11" (2.43 x 1.5)

Very handy additional room as part of the extension with WC, wash hand basin, wall mounted combination boiler (installed in 2019) for the central heating system and plumbing for washing machine and electric for tumble dryer with work surfaces and window to rear.

Kitchen

11'5" x 7'10" (3.48m x 2.39m)

Good selection of modern replacement fitted units in gloss white contemporary style with single drainer sink unit, base drawers, cupboards and eye level units, recess for oven, recess ideal for a large upright fridge/freezer, Cannon oven (to remain), integrated dishwasher, tiling, ample work surfaces, window to side.

First Floor Landing

Window to side and access to loft space which is about 1/3 boarded, it has a fitted pull down loft ladder and is supplied with light.

Bedroom One

13'11" x 10'6" (4.25 x 3.21)

Double fitted wardrobes on either side of the chimney breast, wall light points, radiator, bay window to front which is south easterly facing making this a lovely sunny room in the mornings.

Bedroom Two

11'10" x 9'6" (3.62 x 2.90)

Radiator, gloss fronted full width triple built in wardrobes, window to rear.

Bedroom Three

8'2" x 7'6" (2.49 x 2.29)

Radiator and window to front.

Bathroom

8'2" x 7'10" (2.49m x 2.39m)

Superb modern replacement bathroom suite only a year old in contemporary style with panelled bath, WC, vanity unit wash hand basin and a separate double walk in luxury shower, fully tiled with double shower including rain shower and flexible head, half tiled walls in remainder of bathroom and window to side.

Rear Garden

The rear garden commences with a very spacious patio area, lawn and fully enclosed ideal for anyone with children or dogs.

Garage

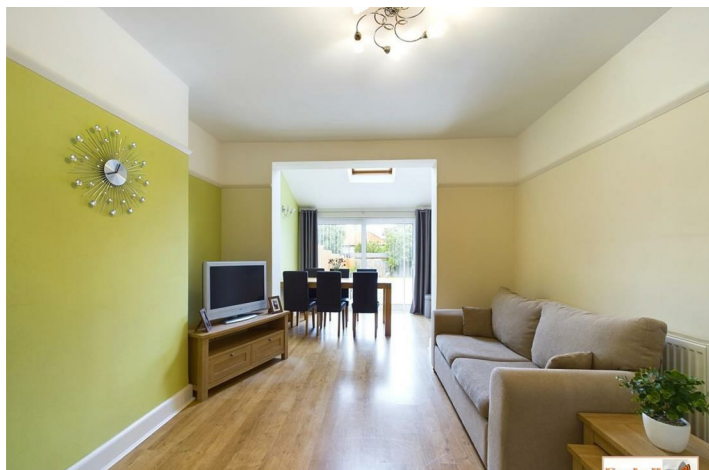
The garage is a detached brick built garage with double wooden doors opening out, power and light connected in the garage and a large window to the side making this full of natural light and excellent for use as a potential workshop, hobbies, carpentry etc.

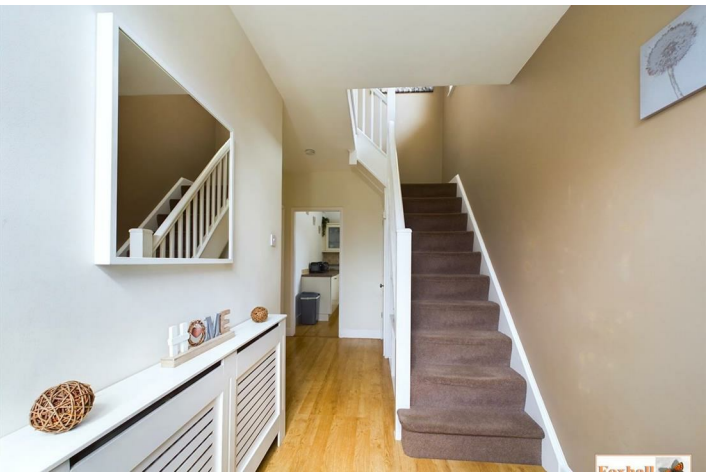
There is an inner door at the rear of the garage which leads down to a second part of the garage/workshop which has another window to the side again full of natural light and a pedestrian door to the side and a window to rear.

Agents Note

Tenure - Freehold

Council Tax Band C







Road Map



Hybrid Map



Terrain Map



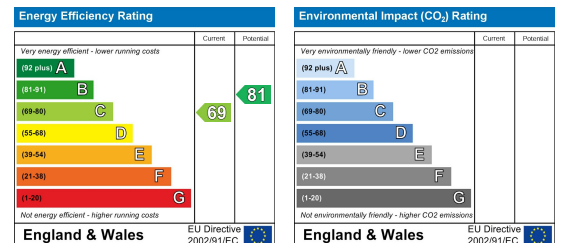
Floor Plan



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



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.