

# Foxhall



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## Dover Road

Ipswich, IP3 8JQ

Asking price £250,000



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## Summary Continued

The downstairs cloakroom is situated off the utility room by the rear door, very handy for people coming in from the garden not needing to trapse through the entire house.

This home has nice original features including some very nice panel doors, higher skirting boards etc.

Another major selling point of the property is the 140' easterly facing rear garden which is relatively easy to maintain and has a rear work area behind two sheds (which will remain).

There is a pitched roof brick built garage with double doors

A Tesco express supermarket is situated less than a five minute walk away and bus routes both in and out of town are at the end of the road on Foxhall Road. Furthermore, Ipswich Hospital is again less than a fifteen minute walk away.

The property has been thoroughly enjoyed by the current family for nearly nine years and the amount of upgrading and modernisation that has been carried out to the property is a credit to the current owners and is going to be of massive benefit to the very lucky new incoming purchasers.

## Front Garden

Enclosed by wooden fencing with gate leading to pathway and with flower/shrub borders and conifers. There are double metal gates to the left of the property which lead to a shared driveway. It is believed that this property has ownership of 2/3 of the driveway. The

owner has installed some sturdy wooden double gates down the side of the property leading to a further angled sturdy wooden side entrance gate which is quite wide and ideal for anyone with a motorbike etc, outside lighting.

## Entrance Hallway

Double glazed replacement front entrance door through to entrance porch with further door through to reception hallway with stairs to first floor, radiator, wooden flooring and understairs storage area.

## Lounge

10'10" x 12'1" (3.32 x 3.69)

Wooden flooring, radiator, window to front with which is westerly facing therefore making this a lovely sunny room in the afternoons.

Agents Note - the gas supply to a previous gas fire has been capped off externally. However, this has been done in such a way that we are told it can be re-instigated by the new owners if they so require.

## Dining Room

10'6" x 10'0" (3.21 x 3.07)

Radiator, window to rear.

## Kitchen/Breakfast Room

13'0" x 8'5" (3.98 x 2.57)

Luxury easterly facing fitted kitchen/breakfast room which was only installed 4 years ago. Extensive range of contemporary gloss grey fronted units comprising ample base drawers, cupboards and eye level units, integrated Zanussi appliances including an oven, gas hob and extractor hood over. All work surfaces are specifically bespoke made from Howdens joinery to get the benefit



of having a full 4m run on one side without a join, radiator, space and plumbing for either a dishwasher or washing machine, single bowl polycarbonate sink unit, window and uPVC door to side, tiling, easterly facing window to rear overlooking the garden making this a lovely sunny room especially in the mornings.

### Utility Room

17'7" x 5'11" (5.37 x 1.82)

This has been added by the present vendors and they have created an extremely handy large additional utility room which has 16mm polycarbonate roof with insulation and 100mm thick timber cavity walls with exterior feather boarding. In the utility room we have additional work surfaces, additional base cupboards to match the ones in the kitchen, space for a large fridge/freezer, plumbing for a washing machine and vent for tumble dryer, radiator, double glazed window and door leading out to rear plus door to a separate WC.

### Cloakroom

WC and window to rear.

### First Floor Landing

Door to shelved cupboard with the fuse board, large radiator plus access to a loft space with a fitted ladder.

### Bedroom One

11'3" x 15'9" (3.44 x 4.81)

Very spacious main bedroom running the full width of the front of the property with two windows to the front and radiator, this room has been re-decorated in the last year and including a new carpet and new blinds.

### Bedroom Two

10'10" x 10'4" (3.32 x 3.17)

Radiator, window to rear.

### Bedroom Three

6'5" x 9'6" (1.96 x 2.90)

Radiator, fire safety double glazed window to rear with lovely views over the garden, corner cupboard which houses the modern Worcester combination boiler for the central heating system.

### Bathroom

6'10" x 5'11" (2.09 x 1.82)

### Garage

Brick built garage with a pitched roof, sturdy double wooden front entrance doors, supplied with light and power and has eaves storage space.

### Summer House

9'7" x 8'11" (2.9428 x 2.7233)

Feature summer house with doors opening out into the garden and supplied with light on wooden decked area and a TV point.

### Rear Garden

140' easterly facing rear garden without doubt one of the many selling points of this property.

The garden commences with a spacious patio area which is a real sun trap and ideal for sitting out having a morning cup of tea, an afternoon glass of wine or alfresco dining. Part of it is in the form of a covered seating area there is then a large area of lawn with the garage and summer house and a raised decking area for sitting out immediately to the rear of the summer house and again this is southerly facing so another real sun trap to enjoy.

The garden continues being laid to lawn with a neat well stocked shrub and shingle area plus there are two further sheds one on either side of the garden which the owner tells us will be remaining. These lead to the final section of the garden, partly concealed behind the sheds, which makes a superb work/storage area etc.

Established trees at the rear also help to provide screening.

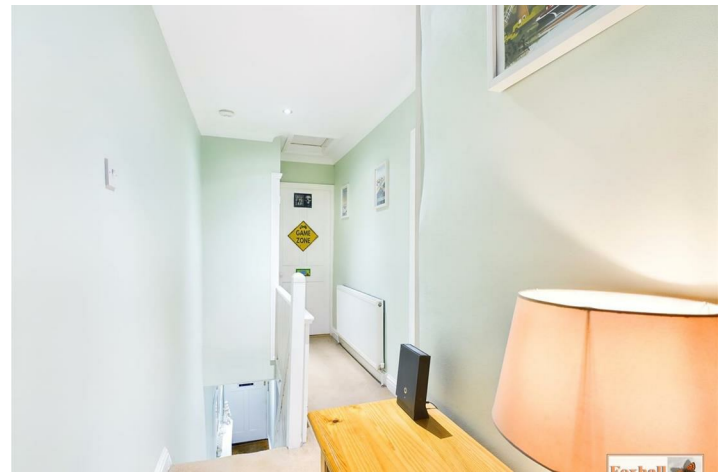
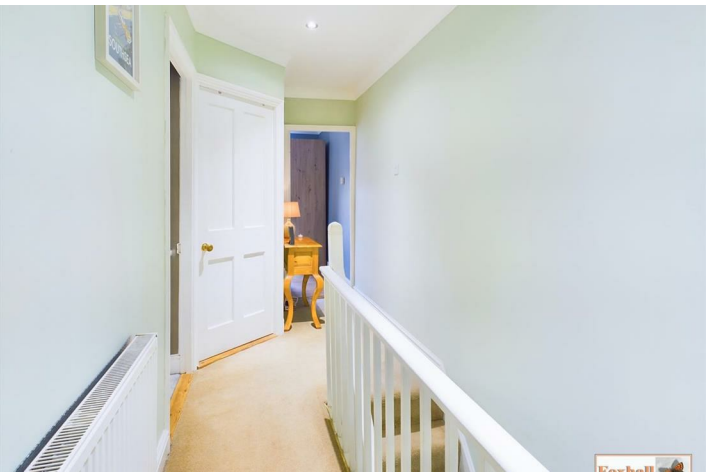
### Agents Note

Tenure Freehold

Council Tax Band B











Road Map



Hybrid Map



Terrain Map



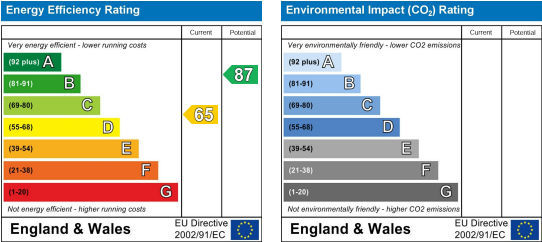
Floor Plan



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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