

Foxhall



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Whitby Road

Northgate High School Catchment, IP4 4AF

Asking price £375,000



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Summary continued

There is also a large summer house 9'8 x 9'8 supplied with power and light which would make an ideal work from home office, cabin, treatment room, art studio or games room for children etc.

There is a long block paved driveway providing ample off street parking leading to a larger than average brick built detached garage/workshop 21'5 x 9'4 supplied with power and light, plenty of windows again making this ideal for a workshop.

The bungalow has uPVC double glazed windows and doors throughout and gas central heating via radiators powered by a regularly serviced boiler.

There are also wall mounted air conditioning units in the lounge and both bedrooms, these have not been tested and we are unsure if they currently work.

The bungalow could benefit from a degree of cosmetic improvement and modernisation with regards to the shower room, kitchen and general décor but is perfectly liveable as it stands.

There are a selection of local shops and facilities nearby and access into town is only a fifteen minute drive away.

Bungalows in this position and location come up very rarely indeed so to avoid disappointment we recommend an early internal inspection.

Front Garden

Enclosed by a brick wall being neatly paved with block paved pathway. The garden is enclosed at the side by a panel fencing. On the right hand side are double metal gates which lead to a block paved driveway which continues in front and down the side of the bungalow providing off street parking, and there is also an outside tap.

Entrance Porch

uPVC double glazed front entrance door though to entrance porch.

Brick built and uPVC double glazed porch with recess ideal for storage, shelves or shoes, double glazed entrance door through to.

Reception Hallway

Radiator, access to loft space which has a fitted ladder.

Dining Area

10'7" x 7'11" (3.23m x 2.41m)

Window to side, radiator, wall light points, wide archway leading through to the lounge area.

Lounge

16'0" x 11'11" (4.88m x 3.63m)

A lovely southerly facing lounge with double glazed French doors opening out into the rear conservatory, air conditioning unit (not tested), gas fire inset into a brick built fireplace surround with marble hearth, adjacent shelving,

Kitchen

11'11" x 8'11" (3.63m x 2.72m)

Window and double glazed door opening out into the rear garden which is southerly facing plus a window to side which is westerly facing making this a lovely sunny room for a good part of the day. The kitchen has a 1 1/2 bowl sink unit, range of fitted units comprising base drawers, cupboards and eye level units. One of the cupboards houses the Alpha central heating boiler which has been regularly serviced, washing machine (to remain) plus there is a built in integrated fridge (to remain), double oven/grill, four ring electric induction hob and eye level extractor fan above, tiled floor and extensive tiling with additional glazed display cabinets.

Bedroom One

15'2" in to bay x 10'9" (4.6355 in to bay x 3.2939)

Radiator, bay window to front, fitted bedroom furniture comprising two double wardrobes with hanging space,

plus inset drawers and eye level cupboards plus separate double and single unit which is the airing cupboard and with shelving and an air conditioning unit (not tested).

Bedroom Two

13'1" x 10'8" (4.0105 x 3.2687)

Radiator, bay window to front, air conditioning unit (not tested).

Shower Room

Corner shower, vanity unit wash hand basin with cupboards beneath and a WC. Fully tiled walls, window to side and a radiator.

Conservatory

13'0" x 11'8" (3.96m x 3.56m)

Large conservatory which is southerly facing with fitted vertical blinds, radiator, wall light points, double French doors opening out into the garden.

Garage/Workshop

21'5" x 9'4" (6.53m x 2.84m)

A larger than average brick built garage with an up and over door, concrete floor, supplied with power and light, window to rear (south), two double glazed windows, a double glazed door to side making this full of natural light and sunshine ideal for use as a workshop etc.

Rear Garden

70' x 37' southerly facing completely un-overlooked from the rear commencing with a patio area which is sheltered on three sides making it an absolute suntrap ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. The garden is largely laid to lawn with shrub borders enclosed by panel fencing with it's own pedestrian lockable access gate leading straight onto the recreation ground making this absolutely ideal for anyone with children, dogs etc. The garden also has a shed. 8' x 6' (to stay).

Summer House

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

Supplied with power and light and own separate fuse board, of timber construction with a window to side, window and part glazed door overlooking the garden. The double aspect nature of the summer house would make it ideal for anyone wanting to use it perhaps as a work from home office/study, an artist studio, a treatment room, play room for children.

Recreation Ground and Surrounding Area

Brunswick Road recreation ground is a typical grassy space with a play area, five a side football and a basketball hoop.

There has been quite a bit of tree planting over recent years and some wildlife areas are left during the summer.

The long grass allows insects to colonise like

grasshoppers and the seeds are food for the sparrows too.

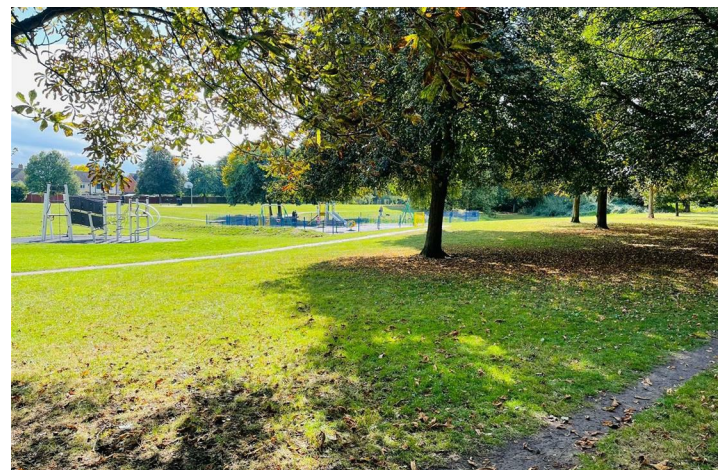
All the sports features of the ground have been retained and the football area has been upgraded.

Agents Note

Tenure Freehold

Council Tax Band D





Road Map



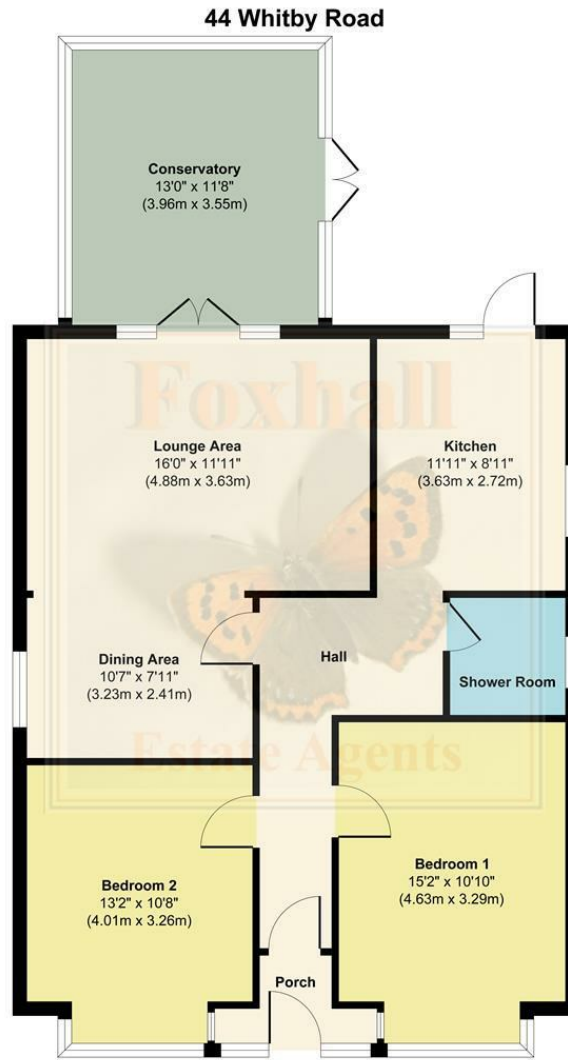
Hybrid Map



Terrain Map



Floor Plan

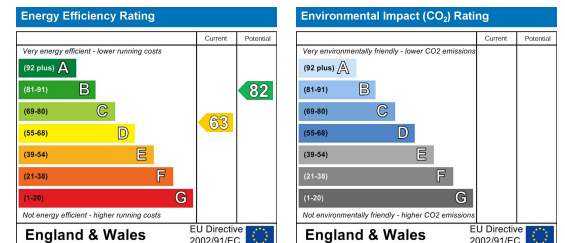


Approx. Gross Internal Floor Area 999 sq. ft / 92.83 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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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