

Foxhall



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Corder Road

Christchurch Park, Ipswich, IP4 2XD

Asking price £550,000



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Summary Continued

On the ground floor the property benefits from an easterly facing living room which with double wooden doors that open out into a separate dining room meaning this could be opened to an open plan living/dining room area or separated into two separate rooms.

The pitched roof extension which was carried out approximately 8 years ago has created a marvellous kitchen/breakfast room with a luxury top of the range fitted kitchen with a wealth of units and French doors opening out onto the garden as well as a fitted water softener.

The rear garden is another selling feature in its entirety which is a westerly facing rear garden which has been immaculately maintained and presented and is un-overlooked from the rear. The garden commences with a patio area with well stocked flowers/shrubs a rear seating area for an early morning cuppa, afternoon glass of wine or alfresco dining plus a very nice summer house at the rear.

The property is situated in north Ipswich's most sought after and exclusive locations. Corder Road is a stones throw away from Christchurch Park and access into Ipswich town centre is only a fifteen minute walk away.

There is full central heating via radiators with a modern boiler having been replaced approximately 10 years ago and has been regularly serviced since.

There has been new flooring in the understairs bookcase area, hall and landing.

Another superb improvement to the property is full replacement uPVC windows which the owner has been careful to ensure are sympathetic with the age and period of this character property and they are in a very effective sash style to replicate the original wooden sash windows.

The property also offers potential for further extension/addition as being carried out in a number of similar properties on this side of Corder Road.

This includes a conversion of the loft space with the addition of a second staircase as being carried out in the next door property and there is also plenty of room at the side/rear of the property for a side extension, which has been carried out in the adjacent property on the other side.

With four very good size first floor bedrooms, a modern replacement upstairs family bathroom plus a spacious en-suite shower room from the main bedroom and also a downstairs cloakroom the property is well served with toilet and washing facilities.

The bathroom suites in the both the family bathroom and the en-suite were replaced approximately 8-10 years ago.

There is a resin driveway providing off street parking for two vehicles and an outside EV electric car charging point.

Front Garden

Neat replacement resin driveway with drop kerb providing off street parking for two carefully parked small vehicles or one larger vehicle. There is an outside

EV electric car charging point on the front wall.

Side access via a gate leads to the rear garden.

Reception Hallway

Accessed from a front entrance door through to an entrance porch way with further front door to reception hallway.

Stairs to first floor and an under stairs bookcase area and pantry cupboard. There is new flooring to the hallway and landing.

Lounge

13'7" x 13'6" (4.14m x 4.11m)

The focal point of the room is a Victorian style fireplace with a tiled hearth incorporating a gas fire and strips of wood surround, radiator. There is a beautiful bay window to the front which is easterly facing making this a lovely sunny and pleasant room in the mornings.

Agents Note - the gas fire has been disconnected although the supply is still fitted.

Dining Room

12'5" x 11'10" (3.79 x 3.63)

A beautiful feature open fireplace in tiled hearth, radiator, window to rear and double wooden doors through to the lounge.

Kitchen/Breakfast Room

10'9" x 10'7" + 15'11" x 10'5" (3.28m x 3.23m + 4.85m x 3.18m)

Superb modern replacement Howden's quality fitted extended kitchen/breakfast room with contemporary gloss fronted units with excellent range of integrated appliances (to remain). These include a Bosch double oven, electric induction hob, extractor fan over, AEG integrated fridge/freezer, Neff dishwasher and a Bosch washing machine all integrated and to remain. There is also a fitted water softener.

Tiled floor, 1 1/2 bowl sink unit, excellent range of fitted base drawers, cupboards, eye level units with vertical radiator with double glazed French doors opening out to rear garden and window to side and ceiling spotlights.

Breakfast area - archway through to kitchen, vertical radiator, matching tiled floor and ceiling spotlights, window to side.

W.C.

Wash hand basin, WC, stripped wooden floor and window to side.

First Floor Landing

Two loft hatches, one in over stairs cupboard, separate loft access from the rear half of the landing which is

supplied with a fitted loft ladder, light, partially boarded and insulated to a depth of 300mm.

Bedroom One

13'6" x 11'1" (4.12 x 3.39)

Beautiful fireplace is the focal point of the room with a double radiator, beautiful bay window to front.

En-Suite Shower Room

7'7" x 6'3" (2.33 x 1.92)

Modern replacement suite comprising a bath, a power shower over the bath, WC, double vanity unit wash hand basin with double cupboards underneath, chrome heated towel rail, tiled floor, fully tiled walls, mirrored bathroom cabinet (to remain), ceiling spotlights and window to front which is easterly facing making this a lovely sunny and pleasant room full of natural light in the morning.

Bedroom Two

11'11" x 11'8" (3.64 x 3.57)

Gorgeous feature Victorian fireplace, corner cupboards with shelving and radiator, window to rear with lovely views over the rear garden.

Bedroom Three

9'5" x 8'0" (2.88 x 2.44)

Radiator, window to side.

Bedroom Four

8'9" x 8'2" (2.67 x 2.50)

Double built in cupboard, radiator, window to rear with lovely views overlooking the garden.

Family Bathroom

7'10" x 4'11" (2.40 x 1.50)

Modern replacement suite comprising a bath, a power shower over the bath, WC, vanity unit wash hand basin with double cupboards underneath, chrome heated towel rail, tiled floor, fully tiled walls, mirrored bathroom cabinet (to remain) and ceiling spotlights.

Rear Garden

As with the house the rear garden has been landscaped and extremely well maintained and westerly facing being un-overlooked from the rear.

The garden benefits from multiple seating areas which are ideal for sitting out having a morning cuppa, an afternoon glass of wine or alfresco dining. There is a large wrap around patio seating area, outside tap and lights, steps leading up to a lawned area with well stocked flower and shrub borders plus hedging. There is also access to the summer house.

Summer House

10'0" x 5'8" (3.07 x 1.75)

Windows to side and front, door to front.

Christchurch Park and Surrounding Area

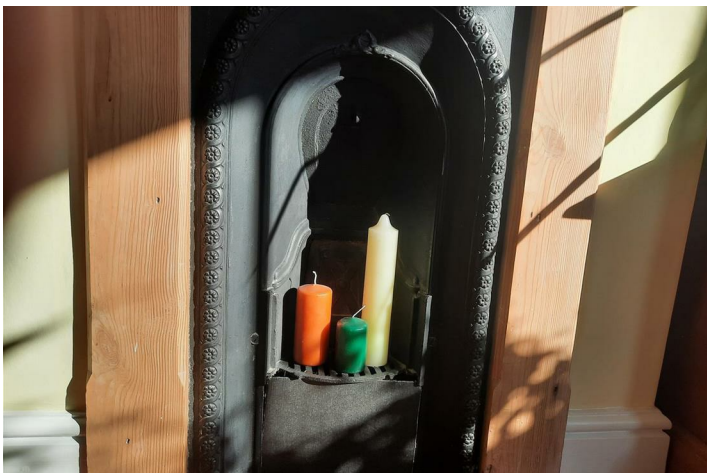
Corder Road is a stones throw away from Christchurch Park and access into Ipswich town centre is only a fifteen minute walk away.

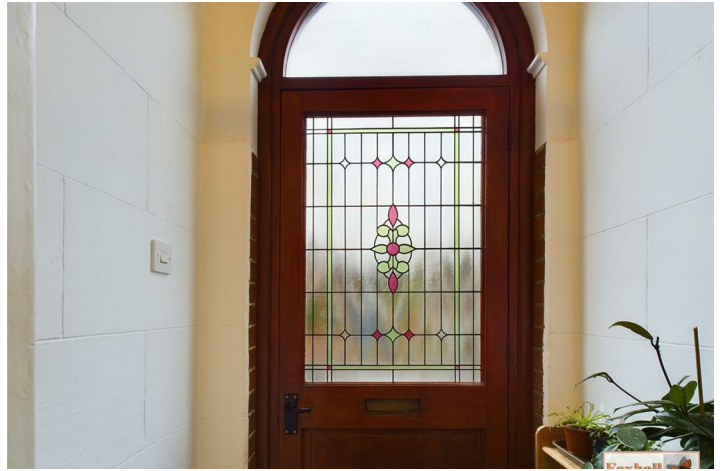
Agents Note

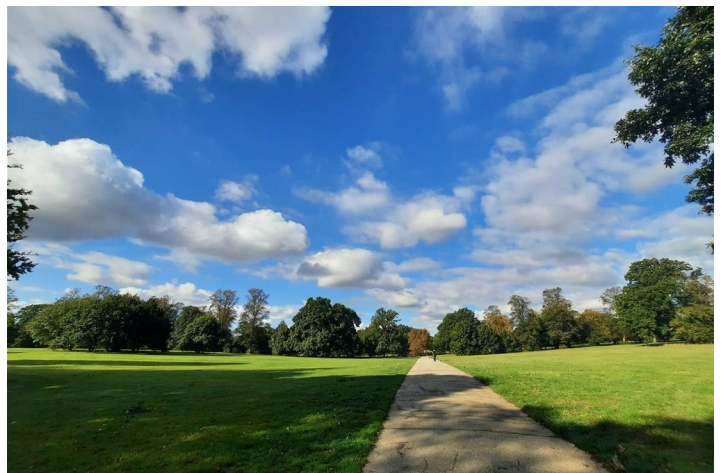
Tenure Freehold

Council Tax Band E



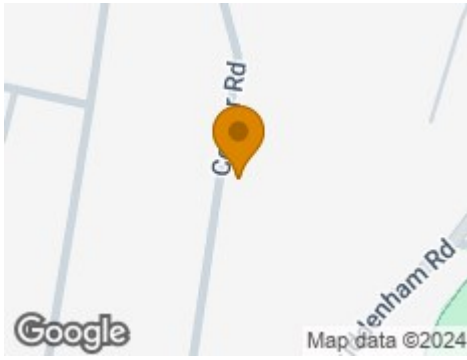








Road Map



Hybrid Map



Terrain Map



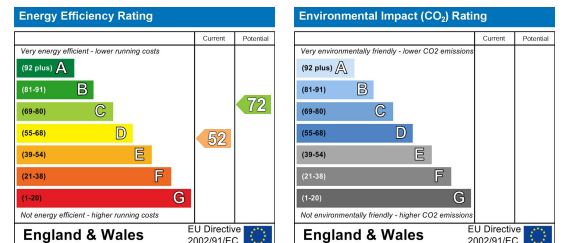
Floor Plan



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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