

# Foxhall



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## Coopers Close

Witnesham, Ipswich, IP6 9ES

Asking price £300,000



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## Summary Continued

There is an oil fired central heating system courtesy of a modern boiler which has been regularly serviced. There is a modern replacement kitchen which is approximately 10 years old and a lovely westerly facing 19'8" x 13'1" lounge with a virtually full width picture window to the front, making this a very sunny and pleasant room, especially in the afternoons.

The current owner is using bedroom two as a separate dining room which works well with a window and door opening out onto the rear garden.

Witnesham is a highly sought after village location and is approximately a 15 minute drive north of Ipswich. It has a church, local facilities and offers beautiful woodland walks with path and bridleways, making this an ideal location for anyone who enjoys the outdoor life, dog owners and mountain bikes.

The current owner is having a new carpet fitted on 29th May 2024 in the lounge.

## Front Garden

The bungalow is superbly positioned and set well back from the road. The property faces out onto a green with established trees. There is a double length driveway space on the road side of the path. This then continues on a driveway to the front and side of the bungalow providing additional further parking for several vehicles. The front garden itself is neatly laid to lawn with established and well kept shrubs and inset flower bed and pedestrian pathway leading to the front door.

## Entrance Hallway

UPVC double glazed front entrance door through to reception hallway with door leading into the lounge.

## Lounge

19'8" x 13'1" (6.0 x 4.0)

A delightful westerly facing room with a full width picture window to front making this a very bright, light and sunny room, especially in the afternoons with views over the green and trees at the front. The focal point of the room is an immaculately tiled fireplace surround incorporating an electric fire, two radiators and wall light points. A new carpet is being fitted on 29th May 2024.

## Kitchen

10'3" x 8'3" (3.14 x 2.54)

A modern fitted replacement kitchen is a southerly facing room making this a lovely bright and sunny room with an excellent selection of fitted units comprising base drawers cupboards and eye level units, fitted double oven (oven not working) with hob over and extractor hood above, single drainer sink unit, ample worksurfaces, plumbing for washing machine, space for a fridge, part tiled walls and window to side.

## Bedroom One

15'1" x 9'6" (4.6 x 2.9)

Window to rear, sliding doors to double built in wardrobe and radiator.

## Bedroom Two / Separate Dining Room

11'11" x 8'10" (3.65 x 2.70)

Laminate wood flooring, this room is currently set up as a dining room. This is a particularly sunny and pleasant room, especially in the mornings benefitting from the easterly aspect with window, fully glazed door leading out into the rear garden and radiator.

## Bedroom Three

8'4" x 6'4" (2.55 x 1.95)

Window to side and radiator.

## Bathroom

8'4" x 5'6" (2.55 x 1.70)

A modern suite comprising panelled bath, low level W.C., wash basin, part tiled walls, radiator, window to side.

## Inner Hallway

Access to the loft space (vendor has advised that the loft is insulated and has lighting).

## Rear Garden

One of the main selling points of the bungalow is the delightful garden which is easterly facing, is in two sections and backs onto farmland fields. As a result the garden is completely unoverlooked from the rear and has wonderful views across the fields to the woodland and beyond. The garden commences with a full width patio area and is neatly laid to lawn with well stocked flower and shrub borders, a pathway leading adjacent to the garage and a timber shed to remain. A fence and wooden gate leads to the rear half of the garden which is laid to lawn with established and well maintained shrub borders with panel fencing providing enclosure at the rear and side. There is also an oil tank in the garden.

## Garage

Supplied with power and light.

## The Village of Witnesham

The current owner has thoroughly enjoyed living in the bungalow and the village of Witnesham for many years.

There are many benefits to village life as you are only 15 minutes drive from Ipswich and the property is within the school catchment area of Claydon High School with school buses going from Witnesham. It is also nearby to the Moon and Mushroom pub in Swilland and fish and chips come to the green once a week. There is a regular post office in the Baptist chapel and a primary school is within walking distance. There is a delightful church, walks past the church to adjoining woodland and bridal ways and foot paths making this ideal for anyone with dogs or who enjoys outdoor life.

## Agents Note

Tenure - Freehold  
Council Tax Band C













## Road Map



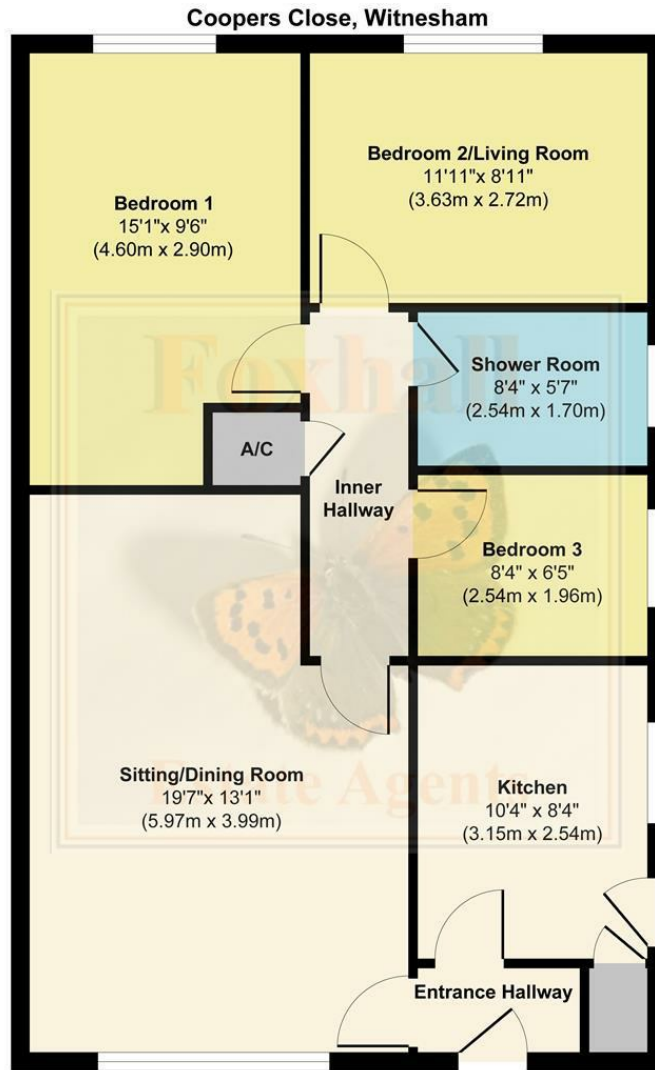
## Hybrid Map



## Terrain Map



## Floor Plan

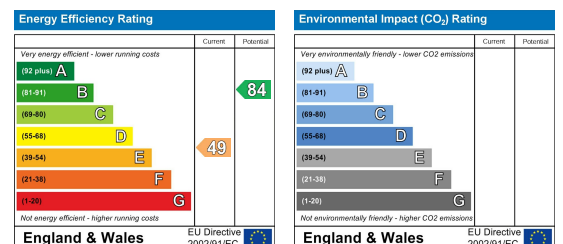


**Ground Floor**  
**Approx. Gross Internal Floor Area 814 sq. ft / 75.62 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

## 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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