

Foxhall



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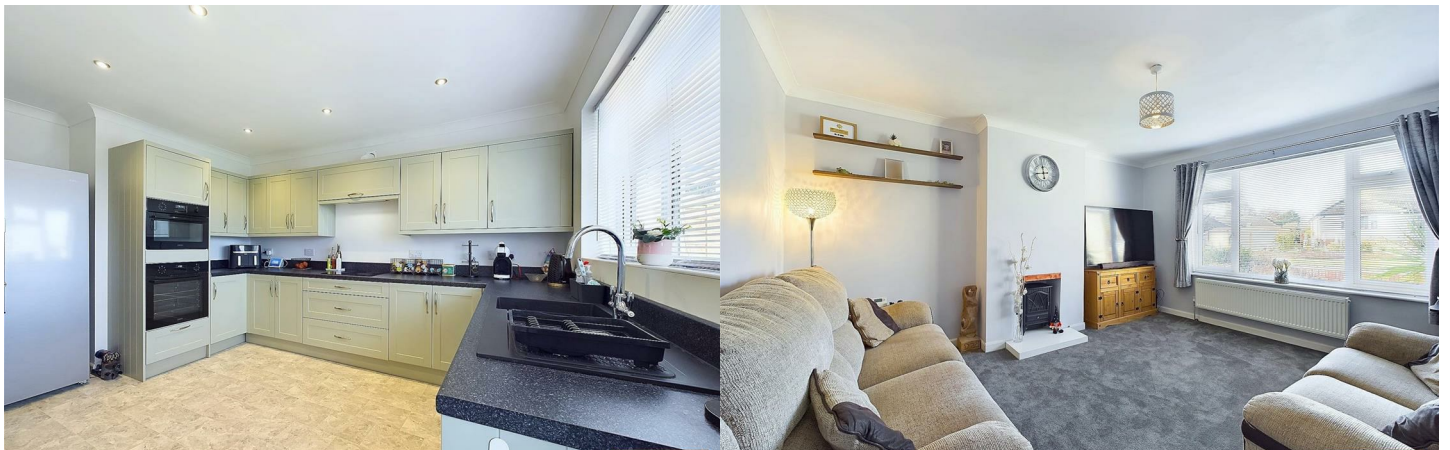
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Green Crescent

Bucklesham, Ipswich, IP10 0EA

Offers in excess of £300,000



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Summary Continued

All rooms and ceilings have been re-plastered and the entire bungalow has been re-decorated throughout both inside and out.

All radiators have been replaced.

A modern existing boiler has been serviced.

New separate W.C. from Victoria Plumbing.

Complete new flooring throughout the bungalow including carpet and LVT flooring.

Complete new internal doors.

Furthermore in recent years the property has benefited from replacement uPVC double glazed windows and doors and a modern replacement boiler.

The village of Bucklesham is a delightful village and as such highly sought after. It is within easy access of Ipswich itself being only a 10 minute drive from the East Ipswich area. Furthermore, it has a lovely small primary school, very active church and social scene with village hall, local amateur dramatics and a number of events which takes place at the village hall. Bucklesham is lucky to be a village that currently still has a pub, the Bucklesham Shannon, which again can be personally recommended.

One of the benefits of the position of this bungalow is you are literally a two minute walk to some delightful footpaths and bridal paths leading through to Brightwell and is therefore superb for anyone with dogs, children or like mountain biking etc.

Furthermore, Bucklesham is superbly positioned for very easy access onto the A12 and A14 junction at Seven Hills which is less than a four minute drive away affording easy access to Felixstowe in one direction,

Woodbridge and the A12 north beyond plus Orwell Bridge and access to Colchester and London and Stowmarket, Bury St Edmunds and Cambridge.

We highly recommend an early internal inspection of the bungalow which has the potential to be sold with the added benefit of no chain involved.

Front Garden

The front garden is enclosed by a newly built brick wall being laid to lawn with a new gravel driveway which is a chip and tar design and looks extremely neat. The driveway provides off street parking to both the front of the bungalow and continues down the side to the garage.

Entrance Hall

uPVC front entrance door through to L shaped hallway with radiator, all doors off and access to loft space which the seller tells us is insulated and may provide potential for a loft conversion as is currently being carried out on the bungalow a few doors up the road.

Lounge

14'3" x 12'5" (4.36 x 3.80)

A lovely westerly facing lounge making it very sunny and light especially in the afternoons with a fireplace recess ideal for an inset electric fire and a radiator.

Kitchen

12'7" x 9'9" (3.85 x 2.99)

A virtually brand new replacement Wren Shaker Classic kitchen professionally fitted with superb range of units comprising base drawers, cupboards eye level units and double width pan drawers, built in double oven with one fan assisted oven plus a separate oven/grill combination. Induction hob and extractor hood above, ample work surfaces, recess space ideal for a big American style

fridge freezer, recess with plumbing for washing machine and space above with potential for tumble dryer, integrated dishwasher (to remain), door to built in storage cupboard which also houses the regularly serviced boiler, glazed door to rear plus picture window to rear which is easterly facing making this a lovely sunny and light room especially in the mornings.

Bedroom One

14'5" x 11'11" (4.39m x 3.63m)

Extremely spacious main bedroom with a radiator and a window to front.

Bedroom Two

11'9" x 8'11" (3.59 x 2.72)

Radiator and window to rear.

Bathroom

Virtually brand new replacement bathroom from Victoria Plumbing complete with a double width walk in shower including rain shower and hand held shower with mermaid style back boarding to two walls, vanity unit, wash basin with double cupboards beneath, W.C, contemporary style heated towel rail, window to side.

W.C.

Virtually brand new W.C. with W.C. and very neat integrated wash basin, heated towel rail and a window to side.

Garage

Up and over door and is supplied with power and light.

Rear Garden

Without doubt one of the major selling points of this bungalow not only is it's delightful position but superb rear garden views over paddocks and farmer's fields beyond. The garden is easterly facing and starts with a raised decking area which is superb for sitting out having a morning cuppa or an alfresco breakfast or lunch. The garden has been landscaped being largely laid to lawn with new panel fencing to side and rear and new side pedestrian access gate.

To the rear of the garden there is a paved area under a wooden gazebo an ideal sun trap for a hot tub or ideal for sitting out having an afternoon glass of wine, cuppa or evening meal in the afternoon sunshine. Also ideal for garden gnome storage please note neither the hot tub nor the garden gnome collection will be staying.

The Village of Bucklesham

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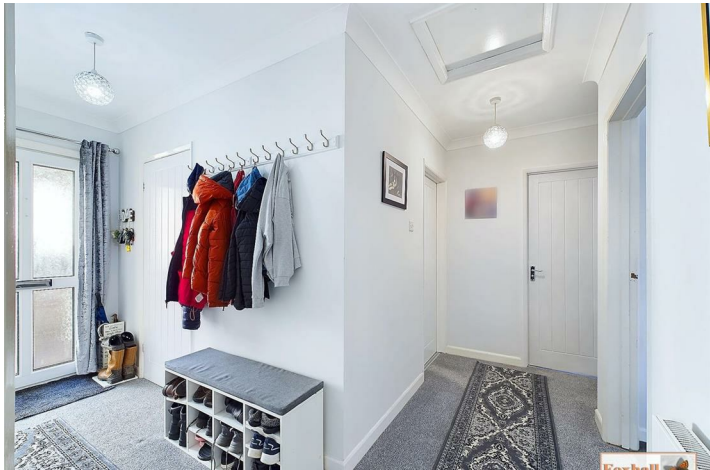
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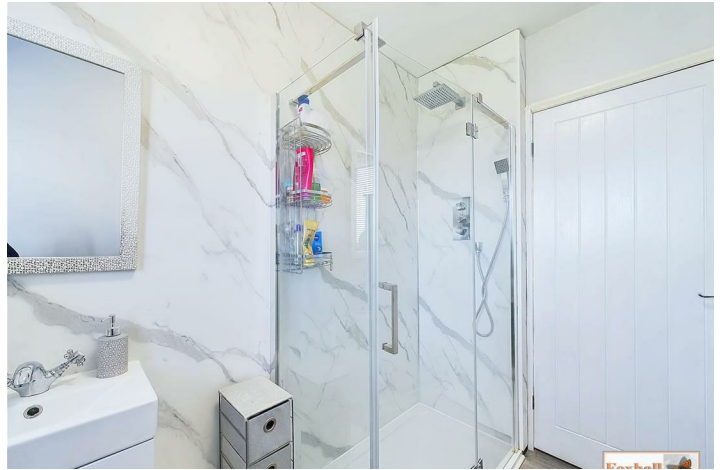
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Agents Note

Tenure - Freehold

Council Tax Band - C









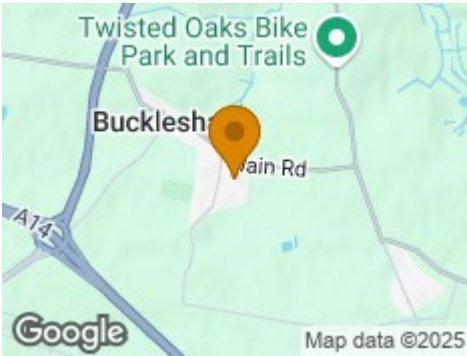
Road Map



Hybrid Map



Terrain Map



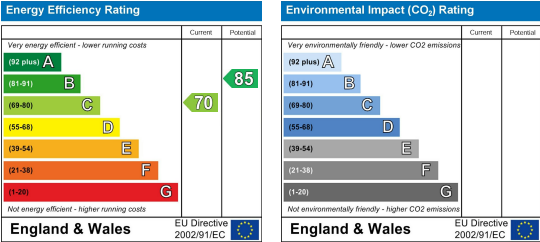
Floor Plan



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



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