

Foxhall



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Westerfield Lane

Tuddenham, Ipswich, IP6 9BH

Guide price £550,000



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Summary Continued

In addition to that there is a separate family bathroom, a spacious entrance hallway and a good size utility room / boot room with a door leading out onto the rear garden.

The property has uPVC double glazed windows and doors including bi-fold doors opening out from the lounge onto the rear garden. There is also a water softener and a Worcester oil fired boiler serving a central heating system with a modern replacement 1,000 litre plastic tank.

The gardens are an absolute delight backing onto farmland fields with expanses of lawn and separate seating areas around the garden to benefit from the sunshine and seclusion.

There is also rear vegetable areas, a small orchard area and an absolute wealth of established trees and shrubs.

To the front of the property there is a large block paved driveway providing parking for numerous vehicles and an attached garage. The garage is supplied with power and light.

Living in Tuddenham you have a wealth of footpaths and bridle paths on your doorstep making it ideal for anyone with dogs, children or who likes mountain biking and the countryside itself.

These paths around the River Fynn and Fynn Valley are some of the most scenic in the whole of Suffolk. Tuddenham itself offers the best of both worlds as you are only a 10 minute drive from Ipswich yet you are in the middle of the countryside.

Tuddenham has The Fountain pub, an active church and community hall social life and it is no surprise it is one of the most popular villages in the whole of the Ipswich area.

Front Garden

Ample block paved driveway providing parking for several vehicles being largely laid to lawn with shrubs and trees. There is a nice wide access via metal gate to the right hand side of the bungalow. To the left of the bungalow there is side access via a metal gate and paved pathway. The front garden is enclosed by a neat hedge at the front and there is a twin Victorian style street lamp.

Entrance Porchway

Tiled floor, wood flooring.

Entrance Hallway

8'3" x 5'10" (2.53 x 1.78)

Wood flooring, radiator and door to spacious airing cupboard with ample shelved storage space.

Lounge

11'4 x 19'10 (3.45m x 6.05m)

The focal point of the room is a lovely open fire with a slate surround, picture window to front which is southerly facing making this a beautiful sunny room for most of the day and full width double glazed bi-fold doors opening out onto the rear garden plus radiators.

Kitchen

17'10" x 11'8" (5.44m x 3.56m)

One of the features of this room is the lovely picture double glazed windows to rear with lovely views overlooking the garden and farmland fields and woodland beyond. The focal point of the room is a

Belling Rangemaster double electric oven with five ring hob which we understand will remain. There is a butler sink with mixer taps, ample work surfaces with an extensive range of base drawers, cupboards and eye level units, tiled floor.

Dining Area

8'10" x 8'5" (2.69m x 2.57m)

Radiator and a picture window to front which is southerly facing making this superb for light sunshine throughout the day. In fact by the window makes an ideal seating area with the radiator looking out to the front and the sunshine. There is also a secondary loft hatch.

Utility Room

8'5" x 12'6" (2.57 x 3.83)

Floor mounted Worcester oil fired boiler which has been regularly serviced, worksurfaces with plumbing and space for washing machine tumble dryer and fridge or freezer, two windows to side and double glazed door leading out into the rear garden, fitted units comprising tall larder unit ideal for ironing board/vacuum cleaner storage, eye level cupboards and additional worksurfaces with drawers and cupboards beneath.

Inner Hallway

Access to loft space which is insulated.

Bedroom One

12'1" x 16'0" (3.69 x 4.88)

Triple aspect bedroom with picture windows to rear and side which is westerly facing and a very sunny room in the afternoons, a radiator and full extensive bespoke fitted wardrobe units comprising two double full height wardrobes, inset smaller double wardrobes with three drawer units below, matching dressing table with three drawer units and two bedside tables.

Separate Shower Room

Adjacent to the main bedroom and therefore virtually an en-suite shower room comprising a double walk in shower with inset Aqualisa shower with external control switch, wash basin and W.C., heated towel rail, extractor fan, fully tiled in the shower area, half tiled elsewhere, sliding door from the hallway, tiled flooring.

Bedroom Two

8'11" x 13'10" (2.72 x 4.23)

Window to front, radiator, double and single built in wardrobes with hanging and shelved storage space.

Bedroom Three

Sliding doors to double built in wardrobes, radiator, window to front.

Bathroom

Modern suite comprising bath with Mira Sport shower

over, wash basin, W.C. fully tiled in bath/shower area, radiator, two windows to rear and tiled flooring.

Garage

An electric up and over door, supplied with power and light and window to the side.

Rear Garden

Access from the front via a wide metal gate there is a good size side garden which has been paved and there is a greenhouse and shed plus additional lawn area.

One of the major selling features of the property is the superb rear garden which and backs onto fields with views over open farmland beyond. As such the garden is completely un-overlooked from the rear and being largely laid to lawn.

The rear garden commences with a large spacious patio area, an outside tap and this is a sheltered suntrap especially in the late afternoons, there are two garden sheds, a modern plastic 1,000 litre oil tank. The garden is largely laid to lawn with a very well kept inset flower and shrub borders and a series of established trees including silver birch and flowering cherry and eucalyptus. The entire plot is in excess of a 1/3 of an acre with four sheds, two greenhouses, outside tap and outside lighting.

There is also an area with established apple trees enclosed behind a separate hedge way and a lovely additional seating area with trellis surround, a large greenhouse and an additional shed at the rear plus vegetable area with raised enclosed beds and circular inset paved area.

Shed One

15'5" x 7'3" (4.7114 x 2.2231)

Light and power, windows to side and double doors.

Shed Two

7'9" x 5'10" (2.3834 x 1.8028)

Double doors and windows to side.

Tuddenham and the Surrounding Areas

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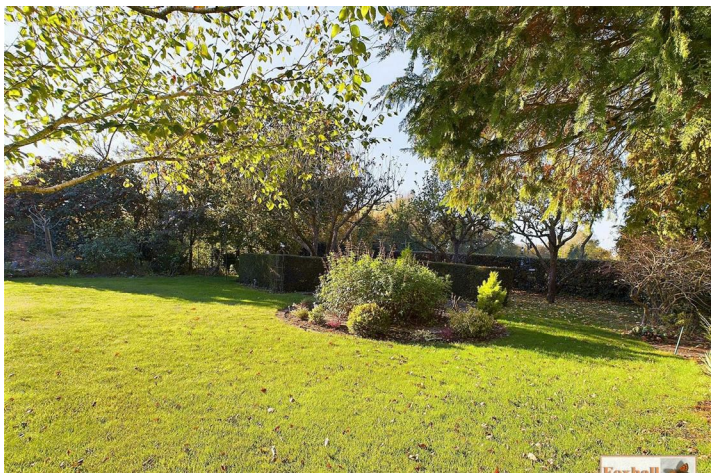
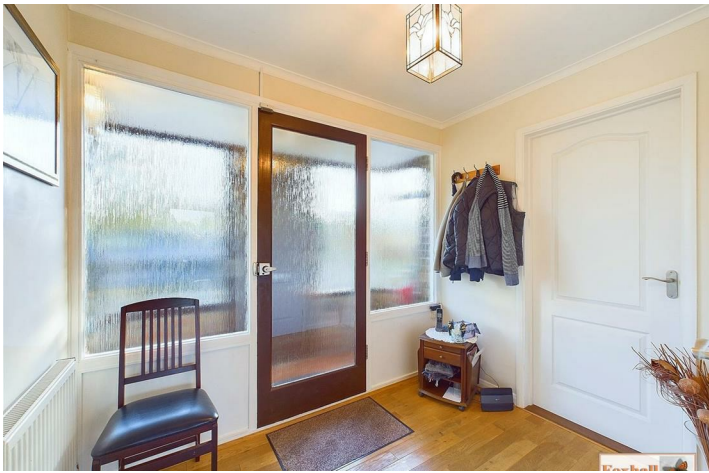
Agents Note

Tenure - Freehold

Council Tax Band - D











Road Map



Hybrid Map



Terrain Map



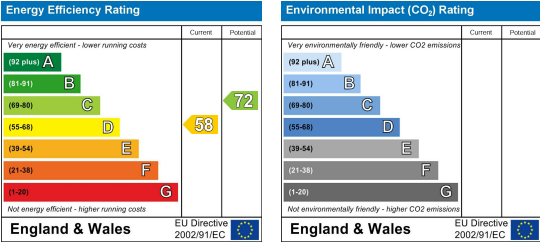
Floor Plan



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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