

Foxhall



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Ditchingham Grove

Rushmere St. Andrew, Ipswich, IP5 1WE

Offers over £465,000



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Continued Summary

Without doubt one of the best positioned properties in this area: on the doorstep of Rushmere Heath and golf course - literally a few feet away, Ipswich Hospital - 20 minutes walk away and local shops and a bus stop - three minutes walk away. Its cul-de-sac situation and quiet access to Rushmere Common but proximity to East Suffolk's facilities such as Ipswich town centre and waterfront, Woodbridge and the coast as well as the A12/A14, make its position hard to better.

We believe the exceptional setting with urban, country and coastal facilities very close by and Rushmere Common on the doorstep will make this a very much sought-after house. With there also being the advantage of no on-wards chain this property could well not be on the market for long so advise you contact us swiftly to express your interest and arrange a viewing.

Front Garden

Block paved driveway suitable for 2-3 cars leading to the double garage and block paved pathway leading to front door. The rest of front garden comprises of a 40' x 10' lawned area surrounded by trees, bushes, planting, etc and secluded patio area suitable for an afternoon cuppa.

Entrance Hallway

6'10" x 12'8" (2.107 x 3.877)

Large light and airy entrance hallway, door to the lounge, door to the kitchen / breakfast room and door to the downstairs W.C. and an integral door to the double garage, double glazed windows to the front, stairs up to the first floor, space under the stairs for storage, radiator and a smoke alarm, coved ceiling and carpet flooring.

Lounge

12'9" x 20'11" (3.893 x 6.400)

Feature coal effect gas fireplace with marble hearth and backing with wooden plinth, double glazed patio doors to the rear, two radiators, double glazed window to the front, aerial point and phone point, dado rails, coved ceiling and carpet flooring and a fitted roller blind and a double glazed window to the side.

Dining Room

11'2" x 10'9" (3.42 x 3.30)

Double glazed window to rear, coving, carpet flooring, radiator, wood and glazed-double doors back through to the lounge and wood and glazed single door back into the kitchen.

Kitchen / Breakfast Room

14'7" x 9'10" (4.46 x 3.0)

Comprising wall and base units with cupboards and drawers under, work surfaces over, space and plumbing for a dishwasher, space for a full height fridge / freezer, radiator, stainless steel one and a half sink bowl drainer unit with mixer tap, double glazed window to rear with fitted roller blind, double glazed window to the side with fitted roller blind, vinyl flooring, splashback tiling, electric oven and a gas hob over the top with an extractor fan, coving, directional lights, door to utility room, door to dining room, fixed display cabinets.

Utility Room

Wall and base units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with separate taps, splashback tiling, space and plumbing for a washing machine, space for a dryer, double glazed pedestrian door to the side that accesses the rear and access to both the electric / gas meters, vinyl flooring, coving, radiator and electric fuse box.

Downstairs W.C.

Wash hand basin, splashback tiling, low flush W.C., carpet flooring, extractor fan and a radiator.

First Floor Landing

Doors to bedrooms one, two, three and four, family bathroom and the airing cupboard which has tank and plenty of shelving, and the immersion switch. There is also a radiator, carpet flooring, coving and a smoke alarm.

Bedroom One

11'5" x 12'3" (3.49 x 3.75)

Quadruple built-in cupboard, aerial point, door to the ensuite, access to the loft which has a drop down ladder and light.

En-Suite

9'10" x 5'2" (3.00 x 1.58)

Pedestal wash hand basin, low flush W.C, bidet, walk in shower cubicle, splashback tiling, radiator, carpet flooring, shaver point, coving, obscure double glazed window to the side.

Bedroom Two

11'5" x 12'4" (3.48 x 3.76)

Double glazed window to the front with views over the common, aerial point, radiator, carpet flooring, coving, built-in wardrobe.

Bedroom Three

9'0" x 12'9" (2.76 x 3.90)

Double glazed window to rear, coving, radiator, carpet flooring, built-in double wardrobe, a easterly facing room with a view of the back garden meaning this is bright and sunny in the morning.

Bedroom Four

9'1" x 9'4" (2.77 x 2.85)

Double glazed window to the rear, built-in cupboard, carpet flooring, radiator, coving.

Family Bathroom

5'10" x 8'0" (1.78 x 2.46)

Panelled bath with shower over, low flush W.C., pedestal wash hand basin, radiator, carpet flooring, splashback tiling, double glazed obscure window to the rear, extractor fan, coving, shaver point and currently there is a Bath-Knight bath assistance sling and this will be sold with the property.

Rear Garden

A secluded patio area suitable for alfresco dining and because this is easterly facing the sun comes over here in the morning so a great area to sit and have your breakfast and a morning cup of tea / coffee, lawned area, fully enclosed, steps down into a further a patio area which again could provide even more seclusion for an eating or BBQ area, currently there is a summer

house on site which is approx. 2.3 x 2.3, outside tap, side passageway through to the utility room and kitchen and further side passage on the other side giving a pedestrian gate access through to the front garden. A fully enclosed garden with mature trees, bushes, planting, bulbs, etc.

Double Garage

17'7" x 21'2" (5.368 x 6.464)

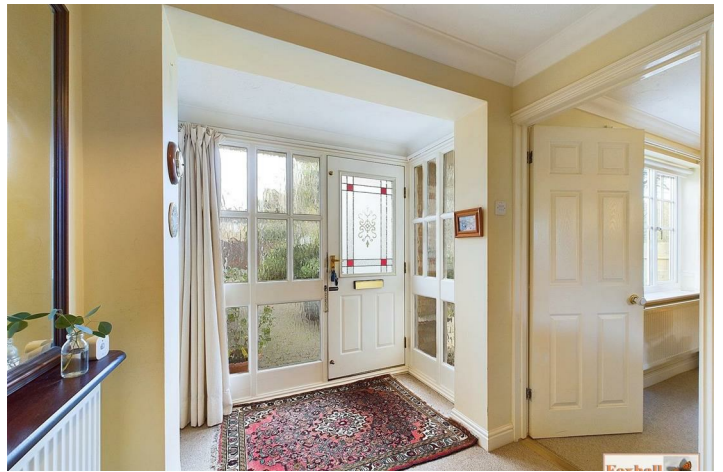
This garage has the advantage of not only being an open space so there is no middle wall, you have an electric up and over door, integral personal door into the house and rafters which give a huge opportunity for storage including the fact that it is absolutely huge. This garage is plenty wide enough for any vehicle that anybody wants to store. The garage also has plenty of power and light. The garage also houses the Potterton boiler which has been regularly serviced.

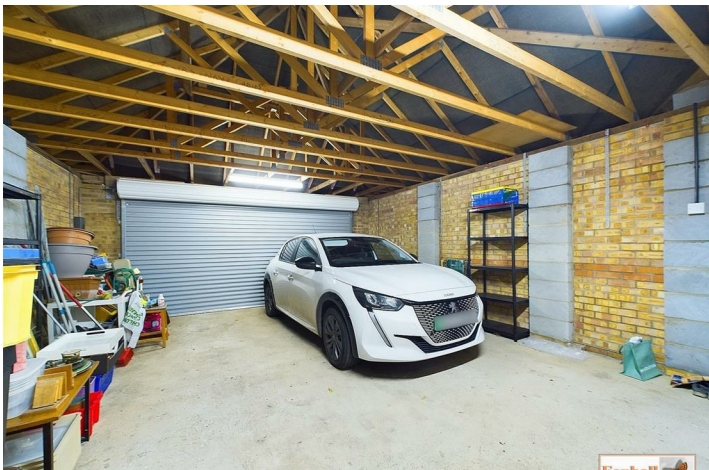
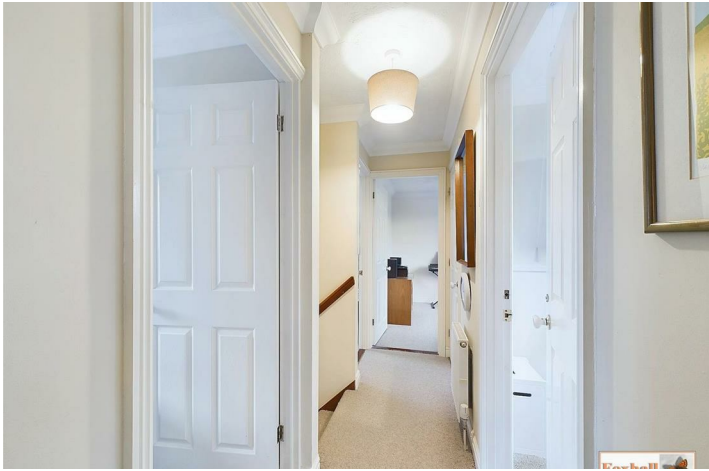
Agents Notes

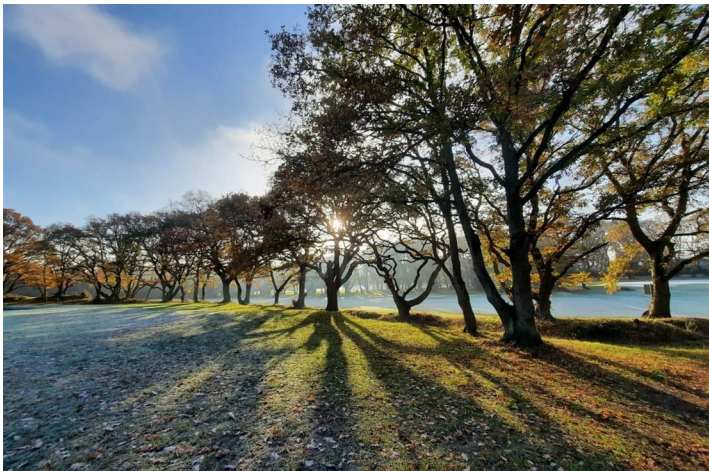
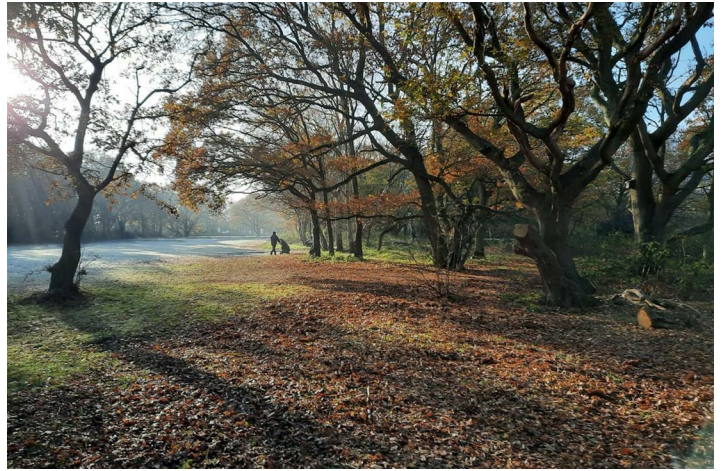
Tenure - Freehold

Council Tax Band - E

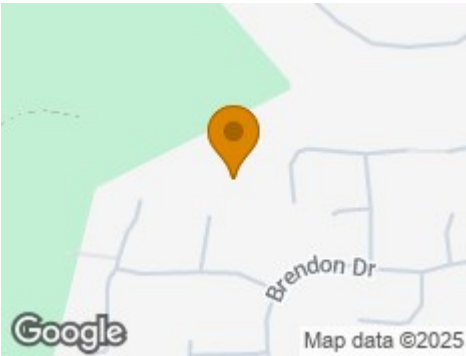








Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Foxhall

Approximate total area[†]

1735.13 ft²

161.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

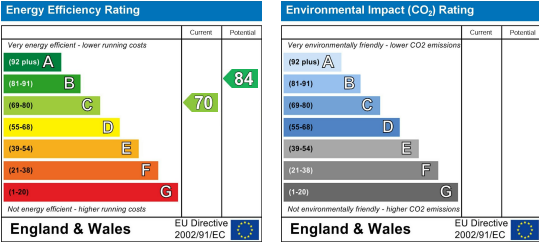
Calculations are based on RICS IPMS 3C standard.

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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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.