

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Rectory Field

Chelmondiston, Ipswich, IP9 1HY

Asking price £625,000

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## Summary Continued

From the main hall there is an inner hall giving access through to an area ideal as a study area which in turn gives access to the sitting room, bathroom and the separate shower room. Off the sitting room is bedroom four and a snug.

As previously mentioned to the front of the property is the 20'8 x 11'11 lounge with door to a kitchen to the rear which has been re-fitted and from the kitchen there is access to a hallway with a door to the single garage, cloakroom and a utility room.

## Front Garden

82' x 75' (24.99m x 22.86m)

Block paved driveway with large patio to the side at the front with streetlight, the remainder of the garden is mainly laid to lawn with fencing to one side and wall to the other. The driveway provides an excellent area for parking for several vehicles and leads to the garage to the right of the property with double gates at the side of the garage providing further driveway taking you right around to the rear and the double garage. To the left hand side of the bungalow is pedestrian access also leading to the rear garden.

## Entrance Porch

Recessed entrance porch with a obscure double glazed entrance door to.

## Entrance Hall

Door to the lounge, archway through to the inner hallway and and doors to.

## Bedroom One

12'5 x 9'10 (3.78m x 3.00m)

Double glazed window to front, fitted wardrobes to two walls, radiator, coved ceiling.

## Bedroom Two

9'11 x 9'10 (3.02m x 3.00m)

Double glazed window to side, radiator, fitted wardrobes with mirror fronted sliding doors.

## Bedroom Three

9'5 x 7'9 (2.87m x 2.36m)

Double glazed window to rear, radiator, fitted wardrobes housing hot water tank.

## Inner Hallway

Built in wardrobes, radiator and through to.

## Study Area

11'7 x 9'3 (reducing to 5'4) (3.53m x 2.82m (reducing to 1.63m))

Access to the loft, radiator, double glazed window to side and doors to.

## Bathroom

9'10 x 5'10 (3.00m x 1.78m)

Jacuzzi style bath with mixer shower attachment, wash hand basin with mixer and cupboards under, low level W.C., heated towel rail, obscure double glazed window to side, extractor fan, tiled flooring.

## Shower Room

5'9 x 5'4 (1.75m x 1.63m)

With separate shower cubicle, low level W.C. wash basin with a mixer and cupboards under, heated towel rail, obscure double glazed window to side.

## Sitting Room

15'7 x 12'6 (4.75m x 3.81m)

Brick fireplace with stove, radiator, double glazed French doors to outside, double glazed window to side through to snug and door to.

### Bedroom Four

8'11 x 7'5 (2.72m x 2.26m)

Double glazed window to rear, radiator.

### Snug

8'10 x 7'9 (2.69m x 2.36m)

Radiator and double glazed French style doors to outside.

### Lounge

20'8 x 11'11 (6.30m x 3.63m)

Superb large double glazed picture style window to the front with excellent views and further double glazed window to the side also with views down to the river Orwell, two radiators, open brick fireplace and door to.

### Kitchen

10'10 x 9'4 (3.30m x 2.84m)

Re-fitted September 2022 comprising one and a quarter bowl, single drainer stainless steel sink unit with mixer tap, excellent range of worksurfaces with drawers and cupboards under, wall mounted cupboards, double glazed window to rear overlooking the garden, upright housing oven and Micro grill oven, fridge under worktop, hob, extractor and radiator and door to.

### Side Hallway

24'9 x 5'9 (7.54m x 1.75m)

Double glazed doors to the front and rear and double glazed window to the side, pine panelled walls and ceilings and doors to.

### Garage

18'2 x 8'4 (5.54m x 2.54m)

With up and over door, window to side and door to.

### Boiler Room

With freestanding oil fired Grant boiler.

### Cloakroom

2'8 x 5'3 (0.81m x 1.60m)

Low level W.C.

### Utility Room

8'11 x 7'4 (2.72m x 2.24m)

Comprising single drainer stainless steel sink unit, cupboards under, roll top worksurfaces with appliance space, double glazed window to rear.

### Local Area

### Rear Garden

There is a large patio behind the property and the garden is extensively laid to lawn with hedging to one side and oil tank to the other near the double garage which has a roller door and provides parking for two cars.

To the rear of the garden is a workshop and a further garden shed. There is also a very neat patio area to the rear with a telephone box and post box set into the walling which are to remain.

### Agents Note

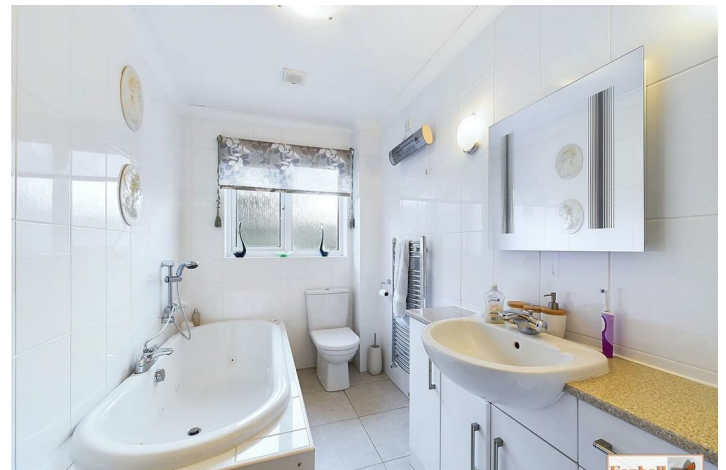
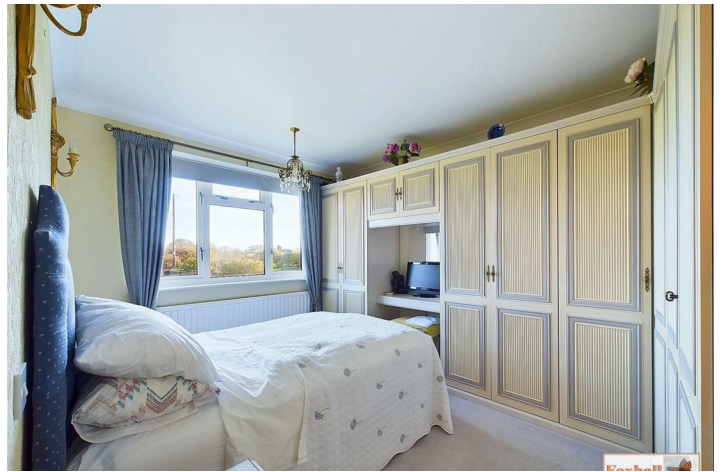
Tenure - Freehold

Council Tax Band D























Road Map



Hybrid Map



Terrain Map



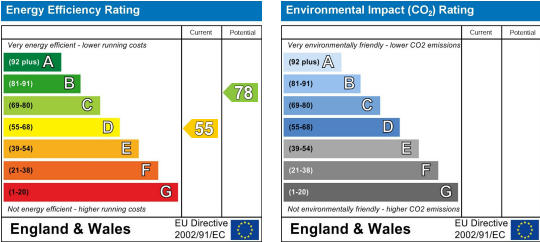
Floor Plan



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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