

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



Woodbridge Road

East Ipswich, IP4 4ES

Guide price £400,000



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Summary Continued

Situated on a very large plot the property has a driveway to the left that leads to the rear garden with ample rear parking in the garden which is completely un-overlooked from the rear.

Downstairs there are two large front reception rooms plus a separate dining room, a spacious kitchen and utility room behind. There is currently an en-suite from the second reception room and an additional downstairs cloakroom accessed off the reception hallway.

Upstairs are four double size bedrooms, three of which have their own en-suite, two of which are huge with the bay windows to the front and access to bedroom four is via bedroom three.

The property is situated in an imposing position with uninterrupted views down Cauldwell Avenue and this plot may have originally been chosen for this very reason by a rich merchant family when built.

The property would benefit from updating inside. There is a damp situation in the sitting room and the west wall of the utility room which the current seller is having investigated by a specialist damp company.

Other work that the current seller has carried out includes the en-suite shower room from the main bedroom and there are ceiling spotlights throughout.

This part of Woodbridge Road provides easy access into Ipswich Town centre and there are bus routes in both directions almost opposite the property.

The property offers superb potential for an upgrading project and could be the most amazing family home. The current seller had a structural survey carried out in 2017 and a copy of this can be provided to interested parties upon request.

Front Garden

Enclosed by brick wall with Victorian tiled pathway with rope edging leading to the front door. Areas of lawn either side with flower / shrub borders.

Driveway

A driveway at the left hand side provides ample off street parking continuing down the side of the property.

Entrance Hallway

Composite double glazed replacement front entrance door through to reception hallway with feature balustrading and stairs rising to the first floor, two doors to under stairs storage cupboard,

Cloakroom

6'2" x 2'6" (1.88 x 0.78)

W.C., wash basin, window to rear.

Lounge

13'4" x 15'8" (4.08 x 4.80)

Lovely front to back double aspect reception room with southerly facing bay window to front making this a lovely sunny room full of natural light for a good part of the day, dado railing, two double radiators, fireplace recess, French doors opening out into rear garden.

Sitting Room

13'4" x 11'7" (4.07 x 3.54)

South facing bay window to front making this a lovely sunny room full of natural light for a good part of the day, double radiator, fireplace recess.

En-Suite Shower Room

7'10" x 3'11" (2.40 x 1.20)

Double walk in shower enclosure, fully tiled in the enclosure, vanity unit wash hand basin, W.C. and window to side.

Dining Room

11'3" x 8'7" (3.44 x 2.64)

Double radiator, window to side, Baxi mega flow modern wall mounted boiler and system in airing cupboard and fireplace recess.

Kitchen / Breakfast Room

11'3" x 11'10" (3.44 x 3.62)

A good selection of units comprising base drawers, cupboards and eye level units with integrated oven, gas hob and extractor hood above, single bowl sink unit, tiled flooring, integrated fridge, integrated dishwasher and radiator with a window and uPVC door to side, tiling.

Utility Room

12'0" x 5'1" (3.68 x 1.56)

Radiator, plumbing for a washing machine, window to side, tiled flooring plus wooden door leading to outside.

First Floor Landing

Radiator, southerly facing window to front.

Upstairs Cupboard

Window to rear.

Bedroom One

13'6" x 15'11" (4.13 x 4.86)

A southerly facing front to back room with lovely bay window to front offering views down Cauldwell Avenue making this a very nice bright room for a good part of the day, fireplace surround with recess, radiator, window to the rear, door to en-suite.

En-Suite Shower Room

3'6" x 6'3" (1.07 x 1.92)

Vanity unit wash basin with cupboards beneath, W.C., walk in double shower, extractor fan.

Bedroom Two

13'3" x 12'7" (4.05 x 3.85)

Southerly facing bay window to front, two radiators, feature Victorian style fireplace in wood surround.

En-Suite Shower Room

3'7" x 6'5" (1.11 x 1.97)

Walk in double size shower, fully tiled plus W.C. and wash basin.

Bedroom Three

11'3" x 8'1" (3.43 x 2.47)

Radiator, window to side.

En-Suite / Family Bathroom

6'10" x 4'6" (2.09 x 1.38)

Bath with shower over, vanity unit wash basin and W.C., window to side, access to loft space.

Bedroom Four (accessed through bedroom three)

11'4" x 7'9" (3.46 x 2.38)

Original fireplace, radiator, window to rear.

Rear Garden

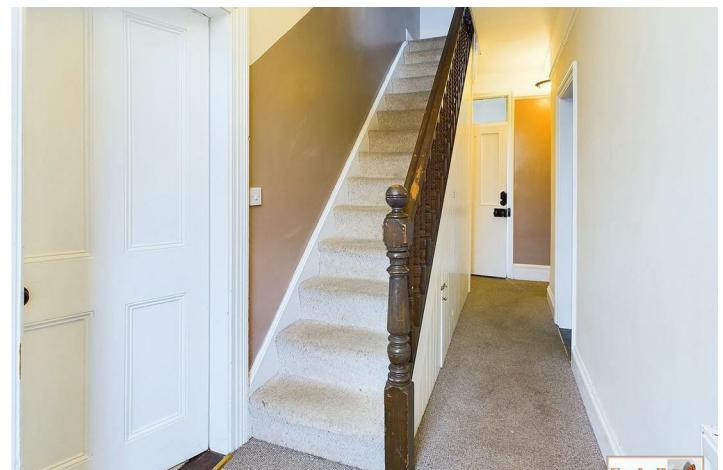
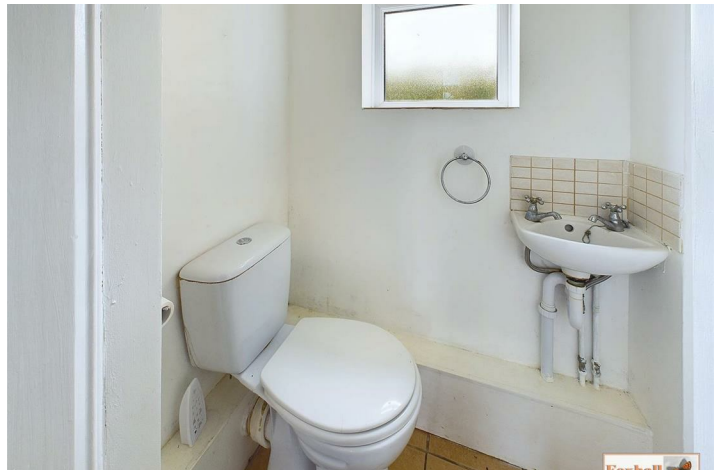
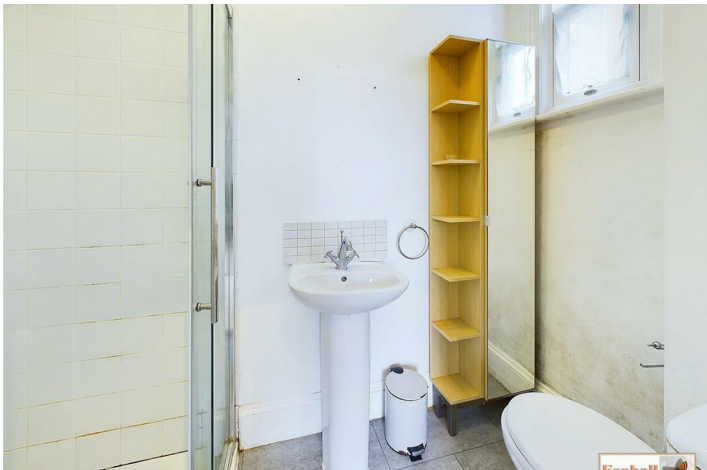
A large garden enclosed by panel fencing and completely screened at the rear by high conifers, there is an area of lawn, established trees and a large car parking area to the rear. There is also a patio area and additional flower / shrub borders.

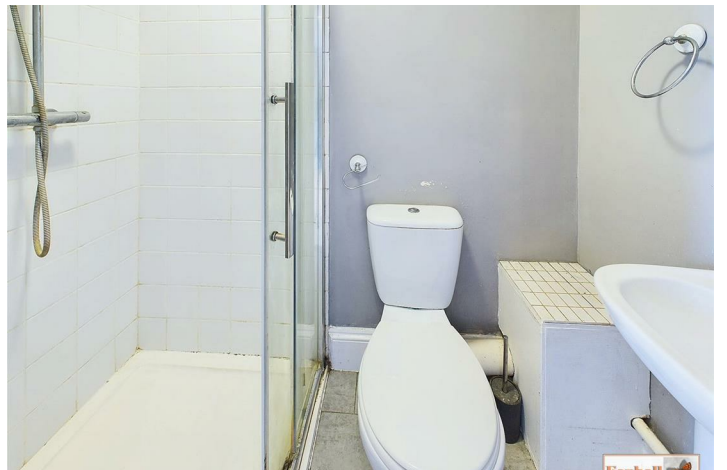
Agents Note

Tenure - Freehold

Council Tax Band - D

The current seller had a structural survey carried out in 2017 and a copy of this can be provided upon request.







Road Map



Hybrid Map



Terrain Map



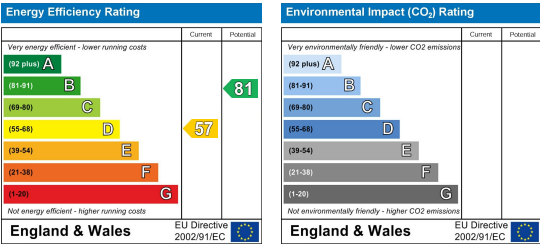
Floor Plan



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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