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Deben Avenue

Martlesham Heath, Ipswich, IP5 3QP

Asking price £390,000



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Summary Continued

The property is well presented and we thoroughly recommend an early internal inspection to avoid disappointment.

Front Garden

Ample tarmac driveway parking both in front of the property and at the side to accommodate at least three vehicles with potential for a further space in front of the property which is currently laid to lawn and large pampas grass.

The front garden is enclosed by hedging and there is an outside tap and double outside power socket. A sturdy side gate leads access to the rear part of the driveway and this could easily be altered to accommodate further parking in front of the garage.

Entrance Hallway

Porchway with uPVC double glazed front entrance door through to reception hallway with radiator, stairs rising to first floor, picture rail, two under stairs cupboards the main part of which houses the combination boiler for the central heating system and also plumbing for washing machine.

Lounge

13'2" x 12'8" (4.02 x 3.88)

Lovely westerly facing making this a very bright and sunny room especially in the afternoons, brick built fireplace surround and adjacent TV plinths, contemporary vertical radiator, bay window to front.

Kitchen / Dining / Living Space

22'6" x 18'7" (6.86 x 5.67)

Kitchen area - superb contemporary open plan kitchen,

dining and living room space with a SMEG double Rangemaster style oven with five piece hob and extractor hood above, ample gloss grey fronted units comprising base drawers cupboards and eye level units, one and a half bowl sink unit with mixer taps, ample wood worksurfaces, window to side and double glazed window to side, recess ceiling spotlights.

Dining area - vertical radiator, double glazed French doors opening out onto the patio, tiling, recess ceiling spotlights, additional window to rear. The dining area is easterly facing making this a very sunny and pleasant room especially in the mornings.

Sitting area - radiator, original door leading back through to hallway, open plan through to the dining area.

First Floor Landing

Access to loft space (which is fitted with a ladder and has light supplied), window to side and all three bedrooms and bathroom off.

Bedroom One

13'1" x 11'4" (4.01 x 3.47)

Bay window to front (westerly facing), radiator, fitted double wardrobes with inset shelving.

Bedroom Two

11'7" x 11'6" (3.55 x 3.51)

Contemporary radiator, recess spotlights, window to rear with fantastic views over the rear garden and the woodland beyond.

Bedroom Three

7'9" x 7'2" (2.38 x 2.19)

Radiator, window to front.

Bathroom

8'3" x 7'0" (2.52 x 2.14)

Large bathroom with modern replacement suite comprising both a good size bath, a double walk in hand held / rainfall shower with fully tiled enclosure, tiled flooring, wash basin, W.C., recessed ceiling spotlights, window to side and a chrome heated towel rail.

Rear Garden

200' (60.96m)

One of the main selling points of the property is the superb rear garden which commences with a contemporary tiled patio area. The garden is largely laid to lawn which is enclosed on one side by modern good conditioned panel fencing and on the other by a combination of high hedging which provides screening and wire fencing with a number of shrub and flower borders, beautiful mature beech tree and the garden backs onto woodland and has its own personal gate directly out on to the woodland walk making this superb for anyone with children or dogs. The garden is big enough for a football pitch

Garage

10'6 x 27' (3.20m x 8.23m)

Much larger than average being 10'6 x 27' is a one and a half length garage with windows to side, large up and over door to front and pedestrian door to side. The garage is supplied with light and is of concrete sectional construction.

Martlesham Area

The property is ideally situated within a few minutes walk of Gorseland Primary school and Kesgrave High school is a short bike route away.

Additionally, Deben Avenue leads out onto the main road which means access onto the A12 at Martlesham is only a couple of minutes drive away.

The property is also ideally situated for the BT Adastral Park and Suffolk Constabulary Headquarters.

Martlesham Heath itself which is literally on your doorstep has a lovely village green, a selection of local shops in the square, a public house, doctors surgery and other facilities as well as superb open heathland areas ideal for dog walking.

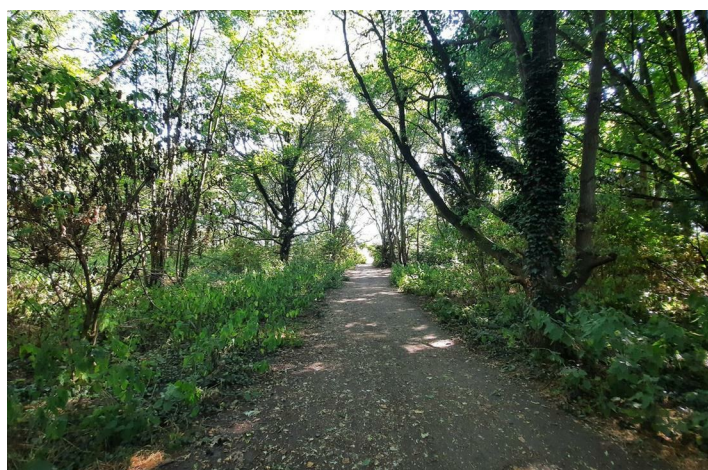
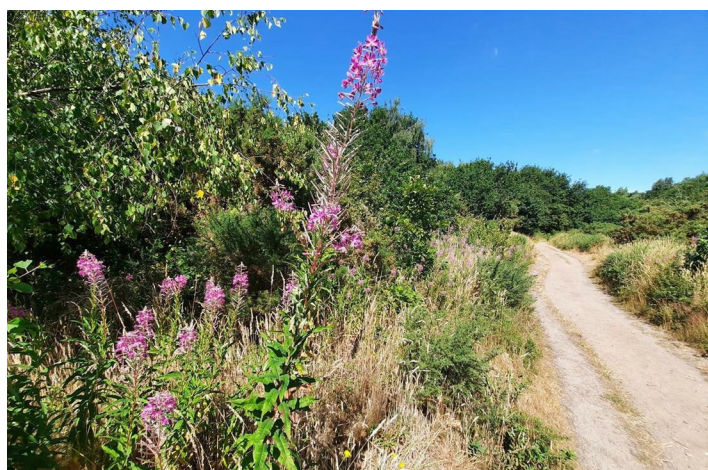
We thoroughly recommend an early internal inspection.

Agents Note

Tenure - Freehold
Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



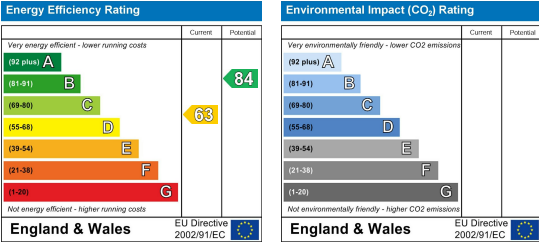
Floor Plan



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



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.