

Foxhall



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Ipswich Road

Holbrook, Ipswich, IP9 2QY

Guide price £580,000

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Front Garden

A low wall with mature bushes and bulbs, shingle driveway suitable for four vehicles, a further area of lawn which could be turned into further parking for another three to four vehicles, access to the rear of the property via a pedestrian gate.

Porch

Open porch leading to the front door.

Entrance Hall

An entrance door with two double glazed windows to the side into the hallway, carpet flooring, stairs up to the first floor, small shelf recess, radiator, doors to the lounge, dining room, kitchen / breakfast room, downstairs W.C., and the office, under stairs cupboard for storage, picture rails and high skirting boards and phone point.

Lounge

12'5" x 13'0" (3.79 x 3.97)

Feature open fireplace which has a brick back and granite plinth and hearth, aerial point, radiator (x2), double glazed bay window to front, carpet flooring, high skirting boards, ceiling rose, picture rail.

Dining Room

12'11" x 10'5" (3.95 x 3.20)

Original wooden flooring, radiator, serving hatch to kitchen / breakfast room, double glazed patio doors which lead out onto the decking area,

Office / Snug / Bedroom Six

11'11" x 8'8" (3.65 x 2.65)

Laminate flooring, double glazed window to the front, radiator, shelving, high skirting boards, picture rails and a phone point.

Kitchen / Breakfast Room

18'8" x 8'6" (5.69 x 2.60)

Comprising of wall and base units with cupboards and drawers under and worksurfaces over, laminate flooring, large breakfast bar suitable for seating four or five people, serving hatch which also provides further space if needed for other utilities currently there are two integrated ovens side by side both Zanussi, a Zanussi induction hob over, raised splashback, stainless steel Zanussi extractor hood, Asterite one and a half sink bowl drainer unit with mixer directional tap over, integrated Zanussi dishwasher, double glazed window to the side, double glazed window to the rear, double glazed and uPVC pedestrian door out to the decking area, radiator, integrated fridge, integrated bin unit, corner carousel and door to the utility room.

Utility Room

9'6" x 8'8" (2.90 x 2.65)

Vinyl flooring, cupboards and drawers with a worksurface over, stainless steel sink bowl drainer unit with mixer tap over, splashback tiling, under counter space and plumbing for a washing machine, cupboard for storage, Joule water tank, double glazed window to the rear and a uPVC and double glazed door to the rear garden.

Downstairs W.C.

Low flush W.C., wash hand basin, radiator, tiled flooring, splashback tiling, extractor fan

Landing

Doors to bathroom, shower room, bedrooms one, two, three, four and five, cupboard housing the fuse board, access to the loft.

Bedroom One

12'4" x 12'11" (3.76 x 3.95)

Double glazed bay window to the front, radiator, carpet flooring and high skirting boards and picture rail.

Bedroom Two

12'11" x 10'5" (3.96 x 3.19)

Double glazed window to rear, radiator, carpet flooring, inset 1930's fireplace (not open), high skirting boards, picture rail, carpet flooring.

Bedroom Three

9'5" x 8'8" (2.87m x 2.64m)

Double glazed window to the rear, radiator, carpet flooring, high skirtings and picture rail.

Bedroom Four

9'5" x 8'6" (2.87m x 2.59m)

Double glazed window to rear, radiator, carpet flooring, high skirting boards, picture rails.

Bedroom Five

8'10" x 8'8" (2.69m x 2.64m)

Double glazed window to the front, radiator, carpet flooring, high skirting and picture rail.

Bathroom

Panelled bath with shower over, obscure double glazed window to front, pedestal wash hand basin, low flush W.C., high skirtings, inset cupboard with shelving, radiator, wooden flooring.

Shower Room

Heated towel rail, vanity wash hand basin, low flush W.C., walk in shower cubicle, splashback tiling, floor tiling, extractor fan.

Rear Garden

98'5" x 39'4" (30 x 12)

Fully enclosed rear garden with a large decking area suitable for alfresco dining, path down to the rear of the property, mainly laid to lawn with mature trees, shrubs etc, outside tap, access to the front via pedestrian gate, floor standing oil boiler and oil tank, log store, compost area and a shed approx. 5' x 6' (to stay).

Holbrook and Surrounding Area

Holbrook is a much sought after village situated on the Shotley peninsula south of Ipswich. Amenities in the village include a Coop store with Post office, a local Butcher, a doctors surgery and a public house with popular Primary and Secondary schools within walking distance. The Royal Hospital School and Ipswich High School are a short drive from the village, as is Alton Water Reservoir and Sailing Club. The area is served with good road and rail links.

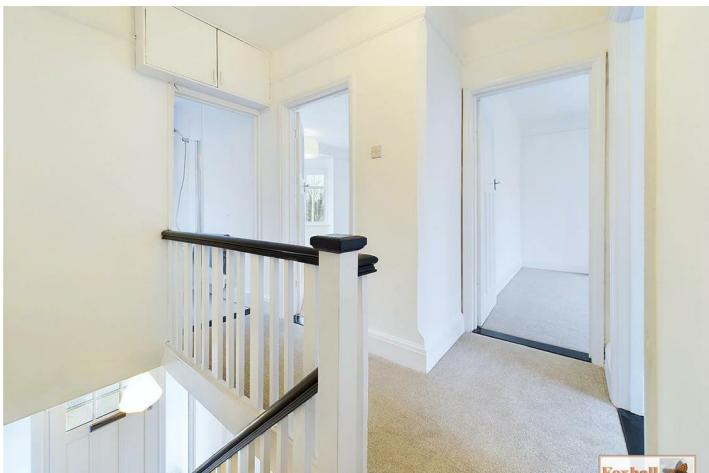
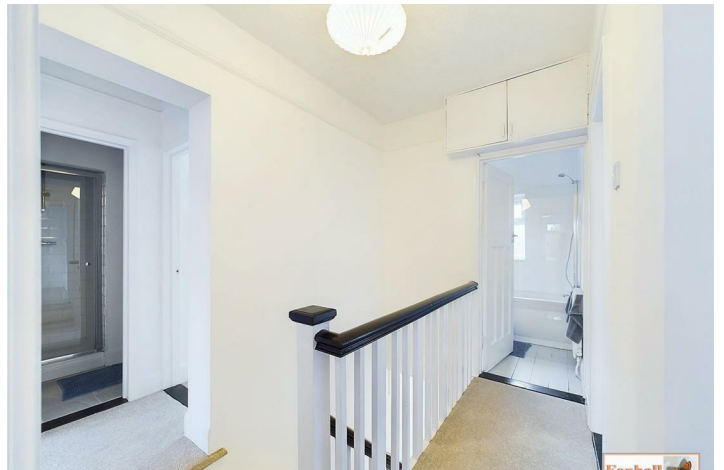
Agents Notes

Tenure - Freehold

Council Tax Band - C



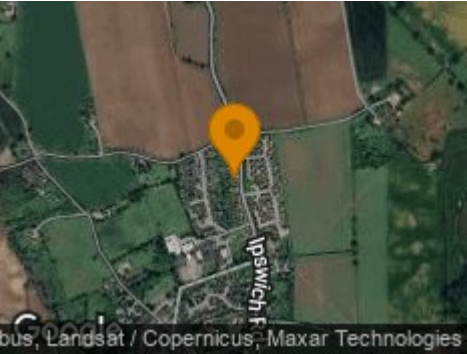




Road Map



Hybrid Map



Terrain Map



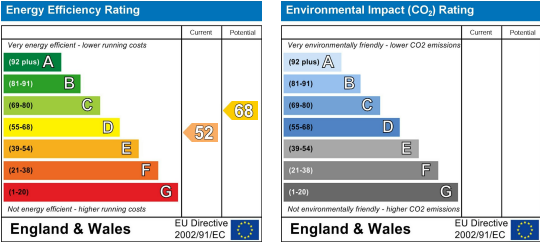
Floor Plan



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



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