

Foxhall



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Foxhall Road

East Ipswich, IP3 8NA

Asking price £575,000



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RARE OPPORTUNITY TO ACQUIRE IMPOSING, ATTRACTIVE & GREATLY EXTENDED FOUR BEDROOM 1930'S STYLE DETACHED FAMILY HOME - APPROACHING 1/4 ACRE PLOT WITH SOUTH FACING REAR GARDEN - NO ONWARD CHAIN - COPLESTON SCHOOL CATCHMENT - EN-SUITE SHOWER ROOM, FAMILY BATHROOM AND DOWNSTAIRS W.C. - EXCELLENT AREA OF OFF ROAD PARKING AND DOUBLE GARAGE - 31'3 x 12'9 LOUNGE, 12' x 10' SEPARATE DINING ROOM, 13'4 x 11'11 OFFICE - 14'9 x 8'3 KITCHEN, UTILITY AREA - GAS HEATING VIA RADIATORS AND DOUBLE GLAZED WINDOWS

Foxhall Estate Agents are delighted to offer for sale this attractive, an imposing and greatly extended four bedroom detached family home situated in an established location on the popular eastern side of Ipswich and is being sold with no onward chain.

The property enjoys a plot in the region of 1/4 of an acre and benefits from mature and established gardens. Further benefits include being located within the highly regarded Copleston High School catchment area, having off road parking for several cars leading to the double garage along with a wide area to the other side of the property giving access to the rear garden.

Other benefits include gas heating via radiators and double glazed windows.

The accommodation comprises entrance hall, lounge, dining room, office, kitchen, utility area, downstairs cloakroom to the ground floor. To the upstairs are four nicely proportioned spacious bedrooms, an en-suite to bedroom one and a family bathroom and landing.

Front Garden

In and out driveway providing an excellent area of off

road parking and mature beds with established shrubs and trees, gated side access to the righthand side of the property and driveway to the left hand side of the property leading to the double garage. Gate just in front of the garage leading to the rear garden.

Entrance Hallway

Entrance door to the entrance hall, radiator, coved ceiling, stairs off with cupboard under and doors to:

Lounge

31'3 x 12'9 (9.53m x 3.89m)

Double glazed window to front, two double glazed windows to side, two radiators and double glazed patio doors to rear and a brick fireplace with beam over.

Office

13'4 x 11'11 (4.06m x 3.63m)

Double glazed windows to front and side and radiator.

Dining Room

12' x 10' (3.66m x 3.05m)

Double glazed window to side, radiator and cupboard under the stairs with louvre door and door to:

Kitchen

14'9 x 8'3 (4.50m x 2.51m)

Comprising one and a half bowl single drainer sink with excellent range of work-surfaces, drawers and cupboards under, further work-surface to the other side with drawers under, wall mounted cupboards over, upright housing double oven, five ring gas hob with extractor over, integrated fridge / freezer. We also understand from the owner that the washing machine and dryer are to remain, double glazed window to rear, radiator, obscure double glazed door to outside. Door to lounge and door to:

Utility Area

5' x 4'6 (1.52m x 1.37m)

Comprising roll top work-surface, with cupboard and appliance space under, double glazed window to side and door to:

Downstairs W.C.

Low level W.C., tiled flooring and obscure double glazed window to rear.

Landing

Double glazed window to rear, radiator and doors to:

Bedroom One

14'4 x 11'4 (4.37m x 3.45m)

Double glazed window to front, radiator, built in wardrobes and door to:

En-Suite Shower Room

12'6 x 6' (3.81m x 1.83m)

With shower with internal light, wash hand basin with mixer tap and drawers and cupboards under, low flush W.C., coved ceiling, obscure double glazed window to rear, radiator, airing cupboard and downlighting.

Bedroom Two

12'5 x 12'1 (3.78m x 3.68m)

Double glazed windows to rear and side, wash basin with cupboards under and further cupboard to side.

Bedroom Three

12'1 x 10'7 (3.68m x 3.23m)

Double glazed windows to front and side, radiator and wash hand basin with mixer tap and cupboards and drawers under and access to loft.

Bedroom Four

11'5 x 7'1 (3.48m x 2.16m)

Double glazed window to front, radiator and coved ceiling.

Family Bathroom

8'1 x 5'11 (2.46m x 1.80m)

Panelled bath with shower over and screen, low level W.C., wash hand basin and cupboards under, heated towel rail, coved ceiling, downlighting and double glazed window to side.

Rear Garden

With an excellent patio area ideal for entertaining, the garden itself is enclosed by timber fencing and mainly laid to lawn with established flower and shrub borders and trees. The vendor is in the process of selling off a small piece of land (approximately 6' deep) from the rear boundary fence across the width of the garden to a neighbour. There are stakes to show where the fence will be erected.

Double Garage

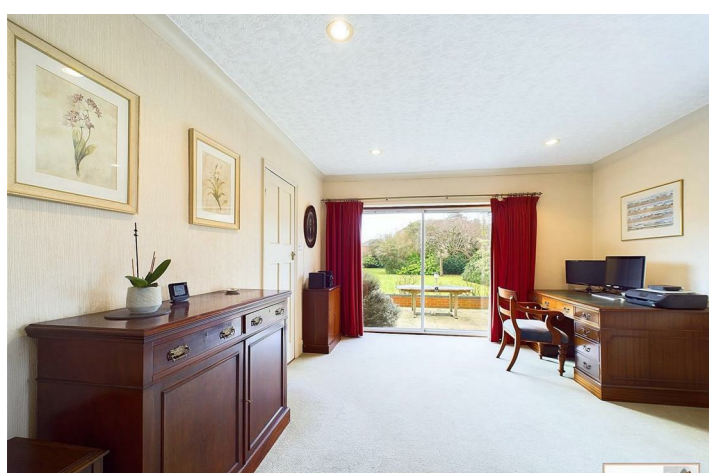
Remote controlled door and shelving and bench to remain. Power and light.

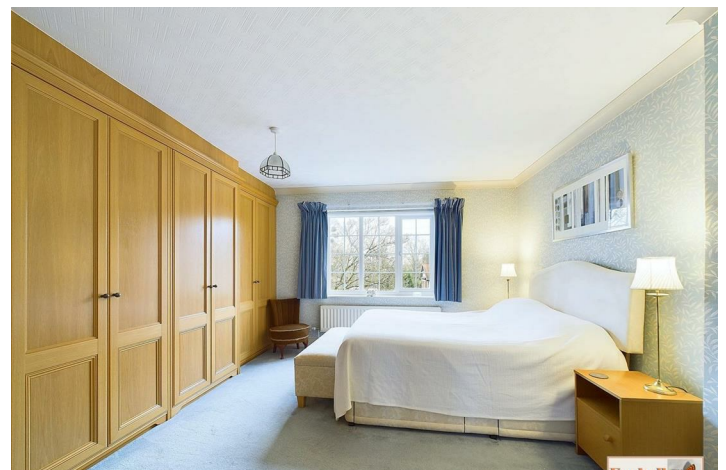
Agents Notes

Tenure - Freehold

Council Tax Band - E

The vendor is in the process of selling off a small piece of land (approximately 6' deep) from the rear boundary fence across the width of the garden to a neighbour. There are stakes to show where the fence will be erected.









Road Map



Hybrid Map



Terrain Map



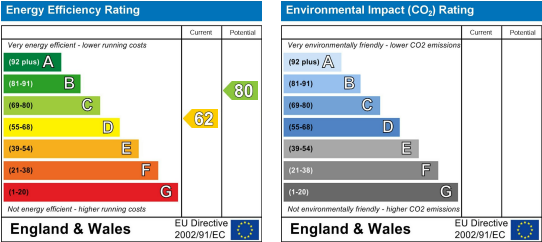
Floor Plan



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.