

Foxhall



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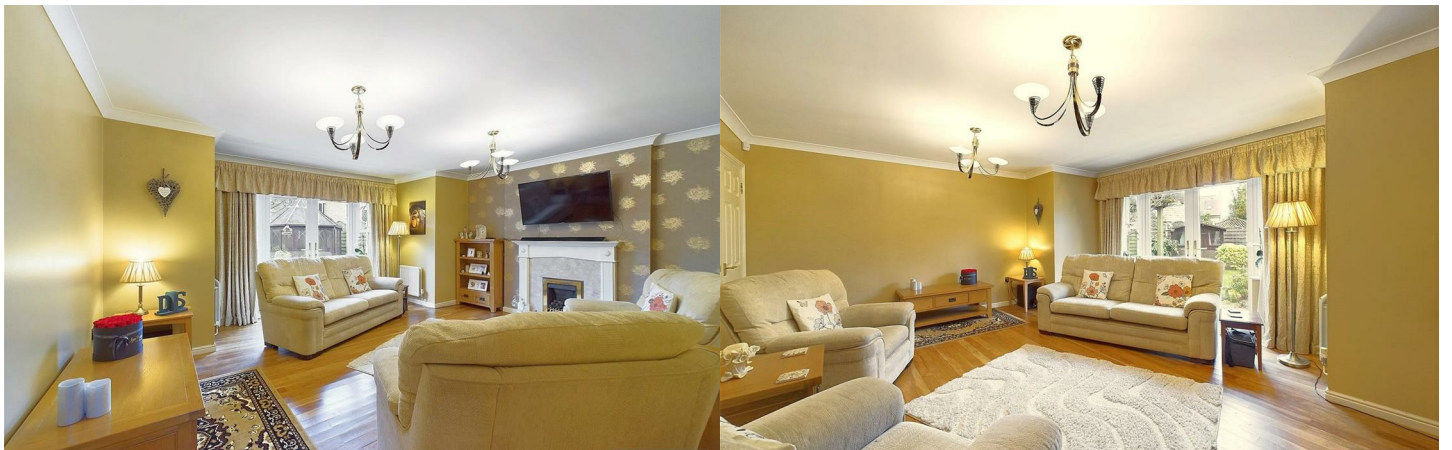


Ravenswood Avenue

South-East Ipswich, IP3 9TQ

Offers in excess of £450,000

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Summary Continued

There is a convenient downstairs cloakroom and utility room on the ground floor plus a family bathroom on the first floor in addition to the previously mentioned en-suite shower room, and on the top floor is a separate family shower room. These bathrooms all have moisture controlled extractor fans. The top floor is equally impressive with two front to back large double sized bedrooms (17'7 x 10'3 and 17'4 x 8'11) with ample room for double beds, sofas and chairs.

The entire ground floor has been designed to accommodate wheelchair access with a brick built slope leading to the front entrance door and all doorways are extra width for wheelchair access.

There is underfloor heating in the main bedroom en-suite, the kitchen/breakfast room and utility room as well as the and downstairs W.C.

The property also benefits from a water softener.

Outside, the property has a large double garage, half of which has been converted in to an office complete with power, lighting and a heating/air conditioning unit. The double garage loft has been boarded to create a first floor loft room which is 18'4 x 17'9 max complete with light and storage, accessible via a hatch in the garage. There is also a new openable double glazed window in the loft room, and uPVC clad bargeboards.

There is block paved driveway parking for two vehicles to the front of the property and all of the front windows to the house look out with views over the woodland opposite.

Features of the rear garden include a large hexagonal summer house 11'7 x 10'1, decking, lawn and patio plus a side storage area. The property is situated within easy access of walks and the Orwell Country park. The property is also beautifully situated for anyone with dogs or young children.

All in all, the property is a fantastic large family home and awaits new owners.

Ground Floor

Entrance Hallway

An impressive entrance hallway with Australian oak solid wood flooring, radiator, stairs rising to first floor and wide door to a large under-stair storage cupboard.

Lounge

17' x 15'1 (5.18m x 4.60m)

Beautiful main reception room with Australian oak solid wood flooring, radiators and a deep bay recess at the rear with French doors opening out direct onto the garden. The centre-piece of the room is a gas fire with wood surround and mantle with a marble hearth.

Dining Room

11'5 x 10'2 (3.48m x 3.10m)

Italian marble gloss tiled floor and double glazed window to front which is southerly facing with views down the driveway making this a very pleasant and sunny room for a good part of the day. Radiator.

Kitchen / Breakfast Room

17'3 x 9'9 (5.26m x 2.97m)

A luxury modern replacement top of the range Wren fitted kitchen with gloss fronted units comprising of ample base drawers, deep pan drawers, eye level cupboards, integrated dishwasher and large recesses for full height fridge and freezer. The centre-piece of the kitchen is the double AEG Competence twin fan assisted self-cleaning ovens with a BOSCH 5 zoned induction hob and NEFF angled stainless steel double extractor hood. Ample work surfaces and concealed under cupboard lighting, porcelain tiled heated floors, picture window to front aspect which is south facing, making this a very sunny and pleasant room for a good part of the day, in addition to a westerly facing window to enhance the sunshine aspect. Recess ceiling spotlights throughout.

Utility Room

6'5 x 6'2 (1.96m x 1.88m)

Single drainer stainless steel sink unit inset into a full width work surface underneath which is a shelved cupboard, plumbing for washing machine and space for tumble

dryer; double glazed door leading out to the rear garden. A POTTERTON boiler, which is regularly serviced under service contract, is situated in the utility room and serves the thermal store situated on the first floor for heating and hot water.

Cloakroom

6'2 x 2'11 (1.88m x 0.89m)

Toilet, corner wash basin, radiator and window to rear.

First Floor

Landing

Window to front providing uninterrupted views over the woodland opposite, radiator, stairs to second floor, dado railing, door to a large airing cupboard (housing the thermal store) with slatted shelving.

Main Bedroom Suite

14'3 x 11'10 (4.34m x 3.61m)

Very large main bedroom suite, double radiator, two windows to rear. Remote and touch control dimmable central and four corner inset lighting. Walk through to the dressing area with hanging space and shelving on both sides, further door through to the en-suite shower room.

En-Suite Shower Room

8'6 x 7'5 (2.59m x 2.26m)

Superior en-suite (one of the best the valuer has seen), comprising large double walk in shower enclosure, porcelain tiled floor and walls in shower area with two hand held HANSGROHE showers plus overhead rain shower; adjacent vanity unit wash basins with full width illuminated mirror and full width drawers below; motion activated floor light; W.C; glass shelved recess, recess spotlights, dual fuel heated towel rail; underfloor heating; window to rear aspect, and moisture sensitive grille with extractor fan.

Bedroom Four

11'1 x 10'3 (3.38m x 3.12m)

Window to front providing uninterrupted views over the woodland on the other side of the road, radiator

Bedroom Five

9' x 8'8 (2.74m x 2.64m)

Window to rear providing uninterrupted views over the woodland on the other side of the road, radiator.

Family Bathroom

8'3 x 6'10 (2.51m x 2.08m)

Chrome bath tap with shower attachment with two fully tiled walls, wash basin and W.C. Ideal standard sanitary wear, radiator and extractor fan.

Second Floor

Landing

Radiator, dado rail, access to the two large top floor bedrooms and family bathroom. Loft access

Bedroom Two

17'7 x 10'3 (5.36m x 3.12m)

Very large front to back bedroom suite with ample space for king size bed plus seating area, coffee table etc. Window to front providing uninterrupted views over the woodland opposite. Velux roof-light window to the rear optimising the natural light. Two radiators, built in cupboard with rail and hanging space.

Bedroom Three

17'4 x 8'11 (5.28m x 2.72m)

Large front to back bedroom suite with ample space for double bed plus sofa seating area, coffee tables etc. Window to front providing uninterrupted views over the woodland opposite, radiator, door to an eaves storage cupboard and door to walk in wardrobe with light and rail with hanging space.

Second Floor Shower Room

Refurbished bathroom comprising of vanity unit wash hand basin, illuminated anti-fog mirror, W.C., one and a half width walk-in shower with fully tiled walls in shower

area and matching tiling around the wash basin. Chrome dual fuel heated towel rail. Velux roof-light window to rear providing plenty of natural light, recess ceiling spotlights and extractor fan.

Front Garden

Enclosed by a combination of iron railings, hedging and brick walls with flower and shrub borders. Block paved driveway, the first part of which serves both this house and the adjacent property, leading to individual off road parking for two vehicles, access to the garage and office and EV charging point. A wide wheelchair accessible side gate provides access to the rear garden.

Double Garage / Office

17'5 x 8'9 / 17' x 8'6 (5.31m x 2.67m / 5.18m x 2.59m)

The property has a large double garage, half of which has been converted to an office complete with power, lighting and a heating/air conditioning unit and suspended laminate floor. The other half remains a garage which has an up and over door, supplied with power, light and security alarm. Loft access to loft room. New uPVC clad bargeboards.

First Floor Loft Room

18'4 x 17'9 (5.59m x 5.41m)

Extensively boarded with ample storage space and shelving. Supplied with light and plenty of room to walk around. New openable double glazed window.

Rear Garden

Enclosed by panel fencing with decorative wavy trellis work on the top, a central lawn area, a large inset design patio area under a pergola with wisteria which is an absolute picture in the spring. There is a side storage area. There are well stocked flower / shrub borders, a timber shed, outside tap and side access via a modern lockable gate along with outside lighting.

Summer House

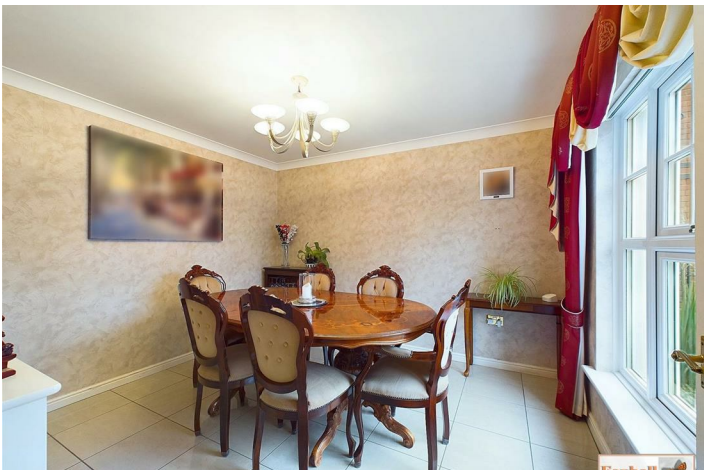
11'7 x 10'1 (3.53m x 3.07m)

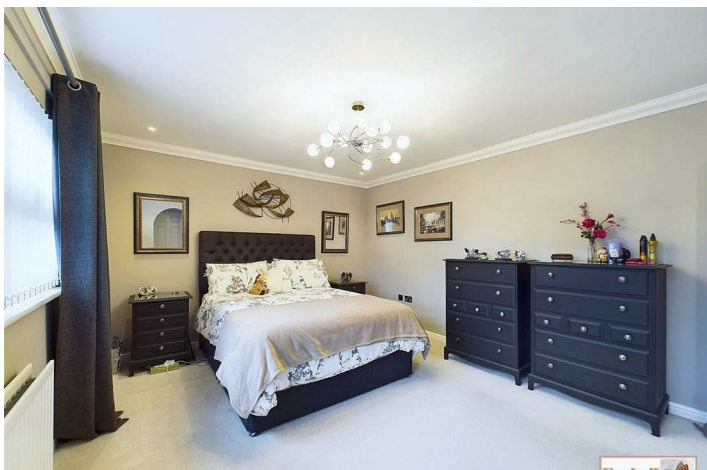
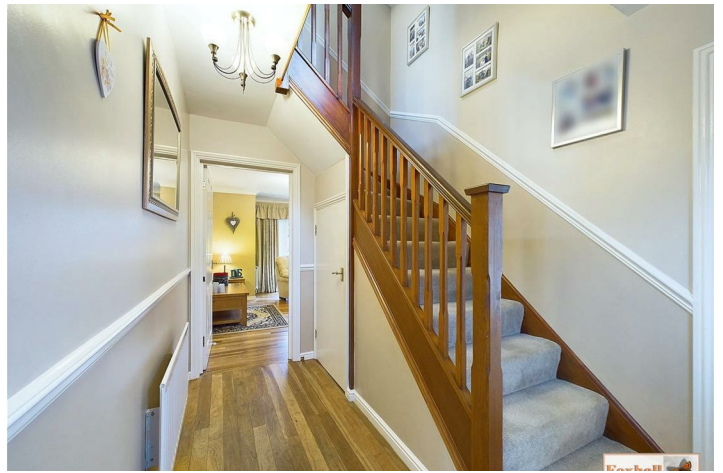
Large hexagonal summer house with lighting, electric wall mounted heater and external power source, served by an independent fuse box. French doors opening out into the garden in two different directions with a pitched roof. Ceiling sails and suspended dimmable light making this ideal for alfresco dining all year round.

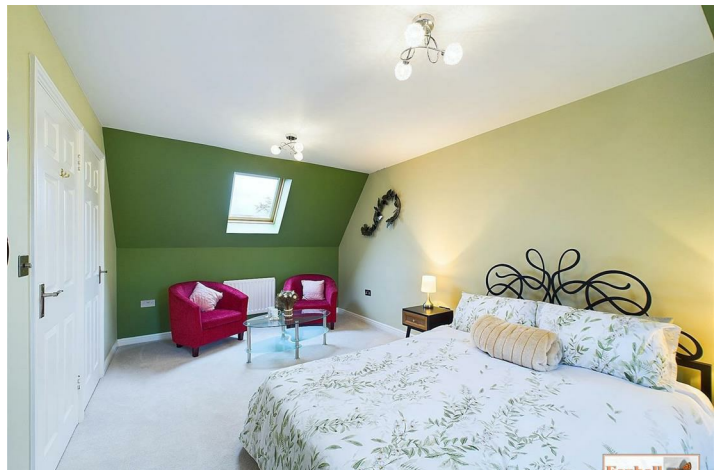
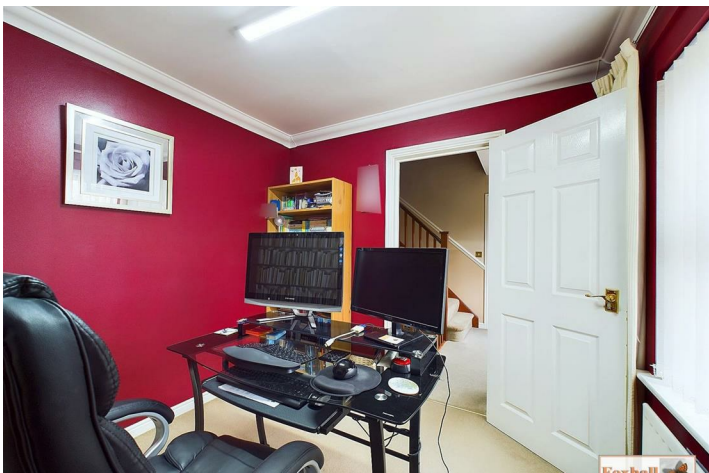
Agents Note

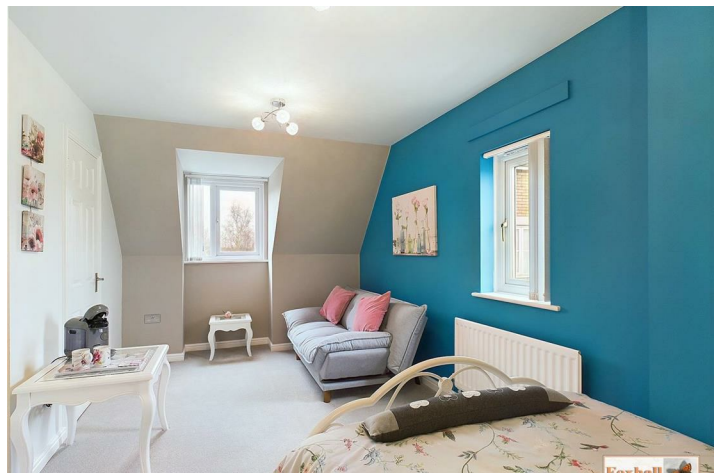
Tenure - Freehold

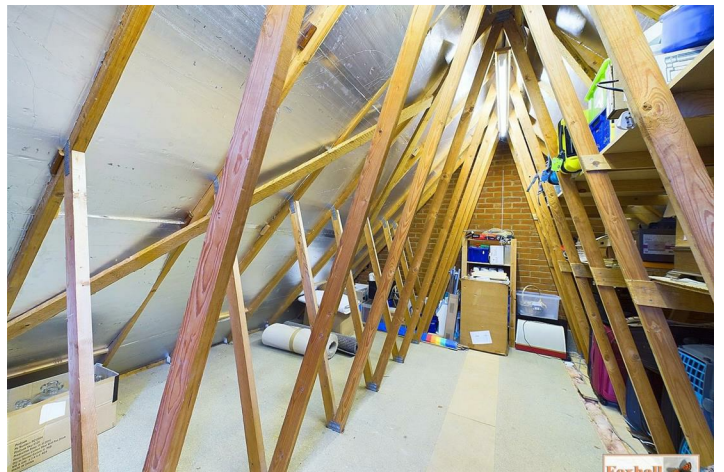
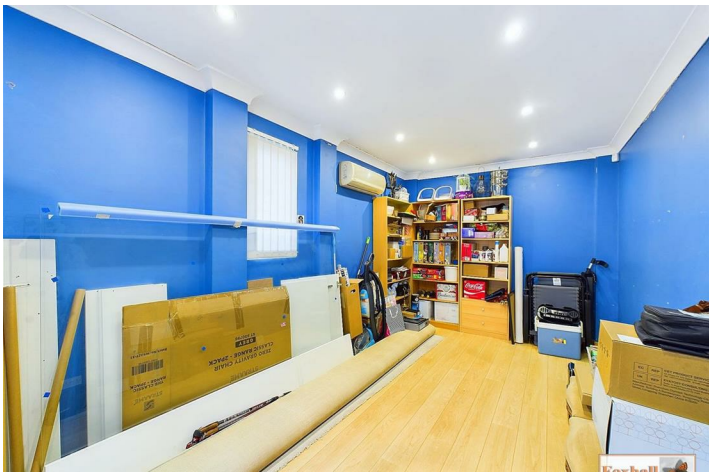
Council Tax Band E













Road Map



Hybrid Map



Terrain Map



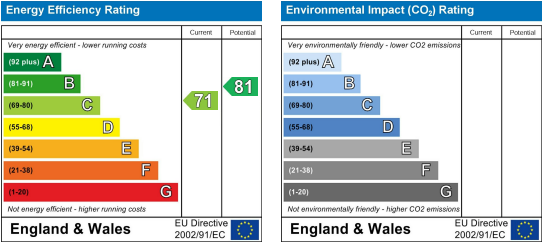
Floor Plan



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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