

Foxhall



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Foxwood Crescent

Rushmere St. Andrew, Ipswich, IP4 5NY

Offers in excess of £550,000

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Front Garden

Block paved driveway suitable for 4 or more average vehicles comfortably, double garage, pedestrian access to the side and rear garden, lawn area and planting. If more off road were needed then the lawn area is suitable for block paving to allow for this.

Porch

6'4 x 5'3 (1.93m x 1.60m)

This is a large porch with a double glazed window to front and port hole window to side, radiator, wooden flooring, glazed and wooden door with glazed windows either side of the door into the entrance hallway.

Entrance Hallway

14'5 x 10' (4.39m x 3.05m)

Wooden flooring, beautiful wooden staircase leading up to the first floor galleried landing, wood and glazed doors to the downstairs cloakroom, study, double wood and glazed doors into the large lounge, double wood and glazed doors into the dining room and kitchen.

Lounge

21'5 x 11'7 (6.53m x 3.53m)

Double doors into the lounge, feature fireplace with wooden surround and Victorian backplate, tiled hearth with a gas coal fire effect (not tested), aerial and telephone point. This is a dual aspect room with double glazed windows to front and rear, two radiators and dimmer lights.

Kitchen / Breakfast Room

11'8 x 12'6 (3.56m x 3.81m)

Comprising wall and base units with cupboards and drawers under, Quartz worksurfaces over, tiled splashbacks, tiled flooring, Belling integrated oven with hob and extractor hood over, Asterite one and a half sink

bowl drainer unit with mixer tap over, double glazed window to rear and side, radiator, integrated NEFF dishwasher, aerial point, under counter fridge and door into utility room.

Utility Room

9'3 x 5'7 (2.82m x 1.70m)

Comprising wall and base units with cupboards under, Quartz worksurfaces over, Asterite sink bowl drainer unit with mixer tap, space and plumbing for the washing machine, space for dryer, space for full height fridge freezer, tiled flooring, tiled splashbacks, door into the storage cupboard and pedestrian door out onto the side garden, strip lighting, electric fuse box and radiator.

Dining Room

9'11 x 11'11 (3.02m x 3.63m)

Double doors leading into the dining room, beautiful tiled flooring, double glazed French doors opening out onto the rear garden, double glazed windows to both sides, two radiators and door into the kitchen.

Office / Snug

11'0 x 8'8 (3.35m x 2.64m)

Double glazed window to front, wood flooring, radiator and coving.

Downstairs Cloakroom

Low flush W.C., pedestal wash hand basin, tiled flooring, radiator, obscure double glazed window to front and tiled splashback.

First Floor Galleried Landing

Doors to bedrooms one, two, three, four, five and bathroom. The loft has a ladder for access and is partially boarded.

Bedroom One

14'5 x 11'10 (4.39m x 3.61m)

Double glazed window to front and side, carpet flooring, coving, radiator, aerial point, triple fitted wardrobes with plenty of storage space.

En-Suite

Walk in shower cubicle, low flush W.C., vanity wash hand basin with cupboards under, under plinth lighting, wall cupboard, tiled splashback, radiator, extractor fan, tiled flooring, shaver point and obscure double glazed window to rear.

Bedroom Two

11'11 x 11'1 (3.63m x 3.38m)

Double glazed window to front and side, radiator, coving, aerial point and carpet flooring.

Bedroom Three

10'2 x 9'1 (3.10m x 2.77m)

Double glazed window to rear, radiator, carpet flooring, aerial point and coving.

Bedroom Four

9'11 x 8'8 (3.02m x 2.64m)

Double glazed window to front, carpet flooring, radiator and coving.

Bedroom Five

9'7 x 6'9 (2.92m x 2.06m)

Double glazed window to rear, carpet flooring, radiator, coving and an airing cupboard housing the Worcester boiler approx. 9 years old, annually serviced with shelving.

Bathroom

6'10 x 6'7 (2.08m x 2.01m)

A four piece bathroom suite comprising, panelled bath, separate walk in shower cubicle, low flush W.C., pedestal wash hand basin, under plinth lighting, tiled flooring, radiator, extractor fan, tiled splashback, shaver point and obscure double glazed window to rear.

Side Garden

There is a further patio area suitable for alfresco dining.

Rear Garden

Walled and fenced secluded rear garden, mainly laid to lawn with a large patio area suitable for alfresco dining with mature hedge, tree and shrub screening, an outside tap, pedestrian gate into the driveway, a further door into the double garage and a door leading into the kitchen and double doors into the conservatory.

Double Garage

17'11 x 17'7 (5.46m x 5.36m)

Two independent up and over manual doors, power and lighting and plenty of rafter space for storage.

Agents Note

Tenure - Freehold
Council Tax Band F







Road Map



Hybrid Map



Terrain Map



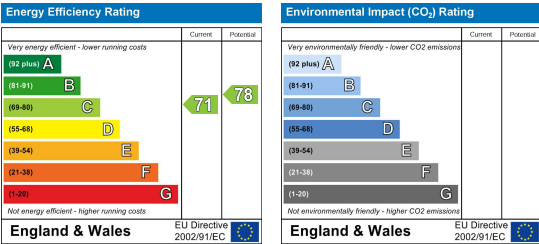
Floor Plan



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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