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Sunningdale Avenue

Near Rushmere Heath, Ipswich, IP4 5SH

Asking price £280,000



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Front Garden

Very well presented front garden with enclosed by a very neat low brick wall and well stocked flower and shrub borders, on two sides which are brimming with spring bulbs. The main part of the front garden is gravelled with a inset decorative slate filled circle. The front garden offers excellent potential to become additional car parking for two further vehicles with the necessary changes having been made.

Porchway

uPVC double glazed front entrance door through to entrance porchway with a further glazed door and side panel through to reception hallway.

Hallway

Dado railing, door to the spacious floor airing cupboard with ample shelf storage spacing, cupboard above.

Lounge/Diner

17'8 x 13' (5.38m x 3.96m)

Lovely westerly facing room making this very sunny and pleasant in the afternoons, with double glazed patio doors opening out direct on to the patio area of the garden. Focal point of the room is a gas fire situated in marble hearth and backing wood surround, dado railing, two double radiators, hatch through to the kitchen with a glazed door leading into the room from the hallway.

Kitchen

10'4 x 8'9 (3.15m x 2.67m)

Modern replacement Franke inset single drain sink unit with chrome mixer taps, NEF built in oven, AEG 4 ring hob and Hotpoint extractor hood above. Ample work-surfaces with a good selection of base drawers, cupboards and eye level units. radiator, hatch leading through to the lounge/dining room, window and part glazed door opening out to the side, half tiled walls and

tilled floor, Baxi platinum wall mounted combination boiler is seven years old and is regularly serviced.

Bathroom

6' x 5'7 (1.83m x 1.70m)

Bath with Indesit Bristan shower and screen, fully tiled in bath/shower area. Recessed ceiling spotlights, modern replacement vanity unit wash basin with cupboards beneath. Radiator, window to side, extractor fan and access to the loft which is fitted with a ladder and is partially boarded.

W.C.

4'8 x 2'8 (1.42m x 0.81m)

Window to side, radiator and half tiled walls.

Bedroom One

12' x 11'2 (3.66m x 3.40m)

Radiator and window to front, fitted quadruple wardrobe unit with sliding drawers concealing hanging space and cupboards above.

Bedroom Two

11'3 x 10'3 (3.43m x 3.12m)

Radiator, window to rear with fitted vertical blinds.

Rear Garden

Westerly facing making this a real sun trap full of sunshine for a good part of the day, especially in the afternoons. The garden commences with a patio area which is a sheltered sun trap ideal for sitting out having an afternoon cuppa, glass of wine or alfresco dining. The garden is fully enclosed by good conditioned panelled fencing and is largely laid to lawn with well stocked flower and shrub borders and rockery to the rear.

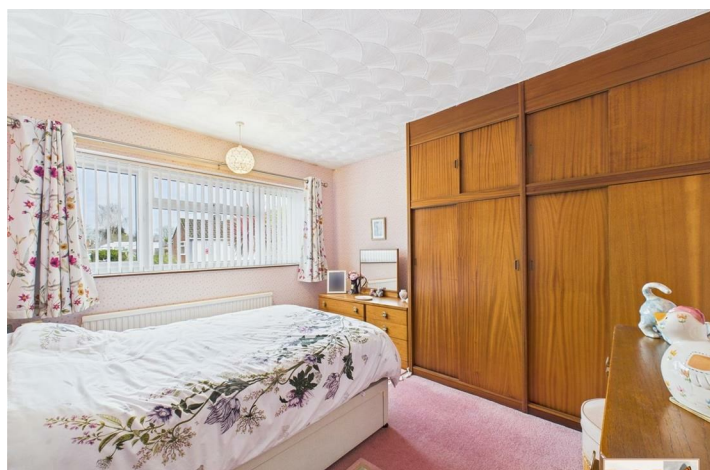
Driveway

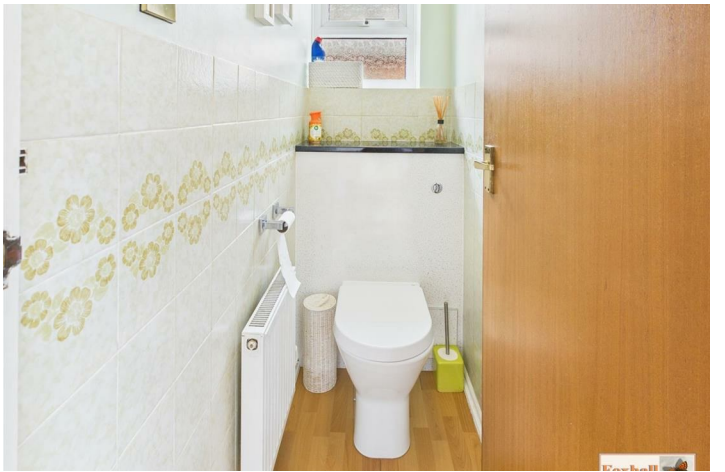
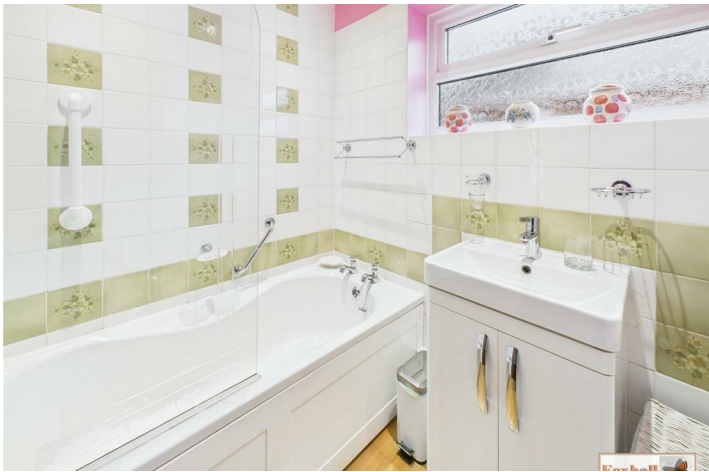
There is a main driveway in front of the property providing driveway parking.

Agents Note

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



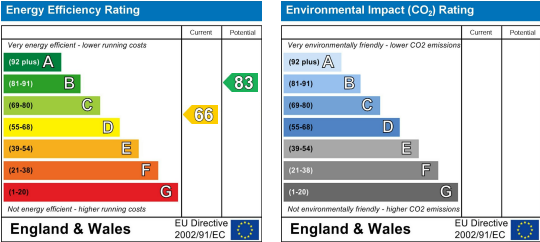
Floor Plan



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



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