

# Foxhall



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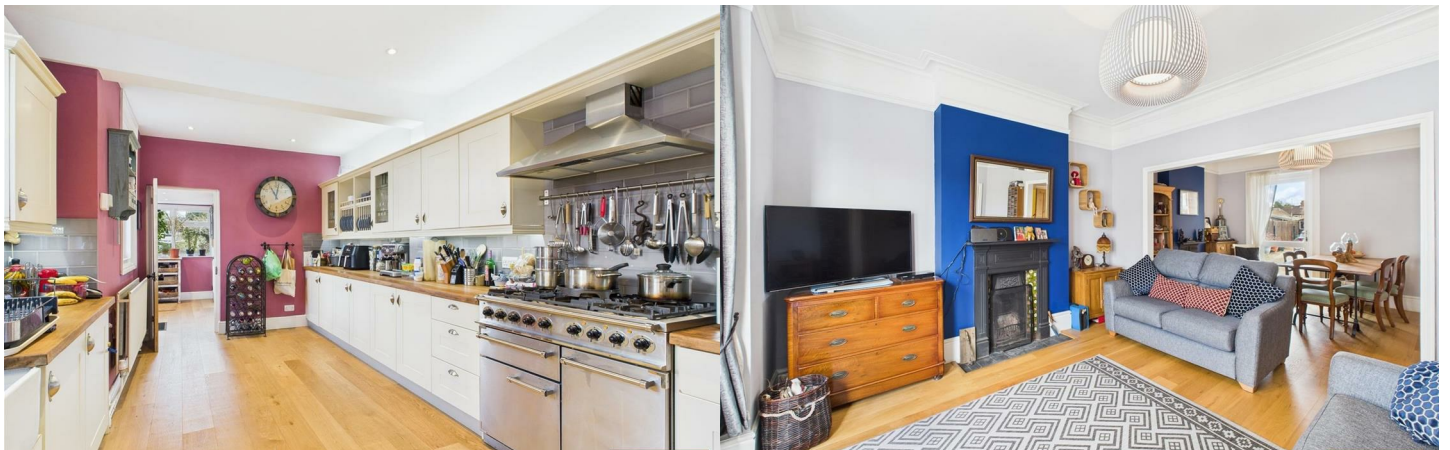
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## Cauldwell Hall Road

East Ipswich, IP4 5AS

Guide price £400,000





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## Summary Continued

The property also benefits from solid wood flooring and carpet flooring installed late last year by the current owners, combination boiler installed 2019 along with new radiators and last serviced September 2024, there are also original period pine doors throughout and a spare one being left by the owners along with a spare new radiator and the water softener. There is hardwire CCTV inside and out, hardwired smoke alarms throughout, lifesaver carbon monoxide alarm and an armoured power cable to the summer house.

Ipswich's East location offers good local amenities, good school catchments subject to availability, local bus routes, access to Ipswich hospital and town centre, easy access to A12 / A14.

In the valuer's opinion an early internal viewing is highly recommended so as to not miss out.

## Front Garden

Attractive brick and wrought iron wall with gate, original tiled paths to front door, low maintenance front garden with pea shingle. a border plenty of bulbs and driveway through under arch with original corbels through to the rear garden via a large wooden gate. Parking for one vehicle at the front.

## Entrance Hallway

Front door into the entrance hallway inset mat, radiator, stairs to the first floor, door in to the lounge diner, door in to the dining room, original corbels, high skirting boards, cupboard under the stairs with light plenty of storage, inset alcove / reading area with radiator and double glazed window to the rear.

## Lounge

13'9 x 11'11 (4.19m x 3.63m)

Solid wood flooring installed late 2024, double glazed bay window to the front, radiator, original style open fireplace, high skirting boards, picture rails, ornate coving, ceiling rose, original period pine doors.

## Dining Room

11'4 x 10'8 (3.45m x 3.25m)

Solid wood flooring installed late 2024, double glazed window, radiator and original style open fireplace, double glazed pedestrian door out into the rear, picture rails, ceiling rose and high skirting boards.

## Kitchen / Breakfast Room

19'5 x 10'7 (5.92m x 3.23m)

Comprises of wall and base units with cupboards and drawers under with solid wood worksurfaces over, two double glazed windows to the side, radiator, cupboards including part glass and plate racks, butler sink, splashback tiling, room for a full height fridge freezer, to stay a falcon range gas five ring range gas cooker, stainless steel extractor fan over, Beko integrated dishwasher, cupboard housing Logic combi boiler installed in 2019 and last serviced September 2024, spotlights, high skirting boards, wooden glazed door through to the rear sunroom/lobby area with solid wood flooring installed late 2024.

## Downstairs Cloakroom

7'4 x 5'2 (2.24m x 1.57m)

Pedestal wash hand basin, low flush W.C. with splashback tiling, obscured double glazed window to the rear, tiled flooring, spotlights and radiator. There is enough room in the downstairs cloakroom to potentially make this a wet room/shower room if the new owners required, or part utility room with storage area.

## Sun Room / Rear Lobby

11'3 x 5'6 (3.43m x 1.68m)

Wood flooring with high skirting boards, double glazed window to the side including double glazed pedestrian door to the side, double window to the rear, radiator, spotlights in lobby area, barn style doors to both a utility cupboard and downstairs cloakroom.

### Utility Cupboard

5'1 x 3'11 (1.55m x 1.19m)

Utility cupboard comprises of original flooring, fuse board, small loft hatch, plumbing and space for a washing machine with work surface and high skirting boards and raised spotlights.

### Landing

New carpet flooring, high skirting boards, spotlight, radiator, door to bedroom one, door to bedroom two, door to bedroom three and door to bathroom. Loft hatch, smoke alarm, standard light and cupboard with storage.

### Bedroom One

18' x 14'7 (5.49m x 4.45m)

Main bedroom, double glazed bay window to the front, two radiators, new carpet flooring, original Victorian fireplace, ornate coving, high skirting boards, door to the en-suite. USB points fitted by the side of the bed.

### En-Suite Shower Room

5'8 x 5'5 (1.73m x 1.65m)

En-suite comprises of a large walk in shower cubicle with hand held and rainfall shower, vanity wash hand basin, heated towel rail, obscured double glazed window to the front, fully tiled wall and floor, extractor fan and spotlights.

### Bedroom Two

12' x 10'8 (3.66m x 3.25m)

High skirting boards, carpet flooring, original Victorian fireplace, fitted shelving in to one of the alcoves, double glazed window to the rear.

### Bedroom Three

12'10 x 9' (3.91m x 2.74m)

This is part of the extension to the property and has been extended and the internal cupboard and boiler room removed making more storage, loft hatch, radiator double glazed window to the side, new carpet flooring, spotlights. This is a very ample double bedroom.

### Bathroom

10'7 x 7'6 (3.23m x 2.29m)

Low flush W.C. vanity wash hand basin, L shaped bath with a mixer tap over and shower over hand held and rainfall shower, heated towel rail, spotlights, splashback tiling, tiled flooring, obscured double glazed window to the side, traditional radiator and extractor fan.

### Rear Garden

30'4" x 114'9" (9.249 x 35)

Nice and secluded large pea shingle area suitable for parking for three to four vehicles comfortably, outside tap, garage 12'2" x 19'0" metal garage with power and light and pedestrian and vehicular access to the front. Patio area under pergola with wisteria, a large lawn area with brick and fence surround, ornate water feature this

has armoured cable for electrics to the pond, plenty of mature trees and shrubs and planting, greenhouse to stay 10' x 8', shed approx 10' x 8' to stay, raised vegetable bed, seating area and summer house.

### Summer House

10' x 14' (3.05m x 4.27m)

Currently decked out as a bar, this has power to it so could alternatively be used as an office and has PIR lights outside.

### Agents Notes

Tenure - Freehold

Council Tax Band - C

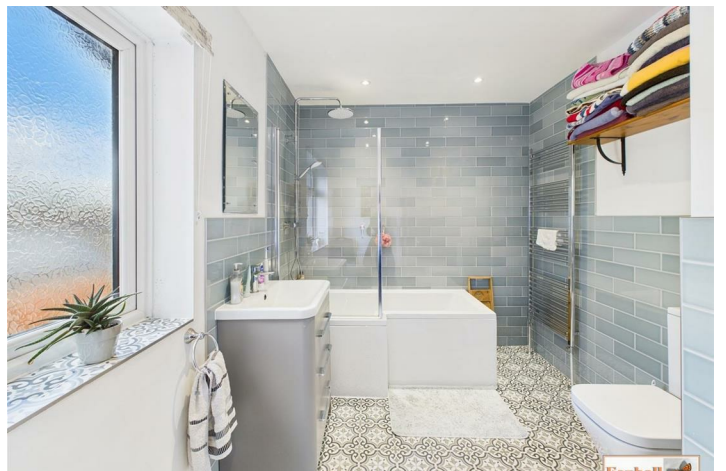






















Road Map



Hybrid Map



Terrain Map



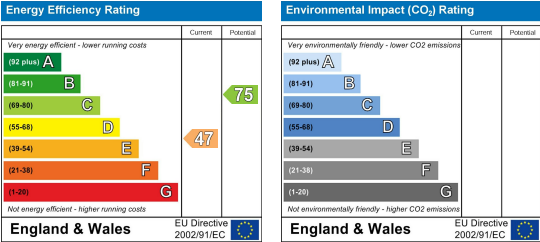
Floor Plan



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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