

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Linden View Main Road

Bucklesham, Ipswich, IP10 0DN

Guide price £550,000





# Linden View Main Road

Bucklesham, Ipswich, IP10 0DN

**Guide price £550,000**



## Front Garden

Large sweeping drive way and parking in front of the house for multiple vehicles, large lawn area with mature shrubs and bulbs, border to the right hand side packed with bulbs and mature planting, pedestrian gate to both the left and right hand side, access to carport and garage and the front door.

## Entrance Porch

6'10 x 3' (2.08m x 0.91m)

Inset mat full length of the porch which is really handy, UPVC and double glazed construction, obscure double glazed window to the front, pedestrian door, light and power.

## Entrance Hallway

15'1 x 5'11 max (4.60m x 1.80m max)

Entrance door, carpet flooring, electric radiator and an electric storage heater, stairs to the first floor, cupboards under the stairs, phone point, door to lounge, dining room, kitchen and utility room.

## Lounge

20'8 x 12' (6.30m x 3.66m)

Two storage heaters, wall electric standard heater, wall-lights, full width double glazed patio door to the rear, double glazed window to the front with stained glass window effect with fitted blinds, coving and carpet flooring.

## Dining Room

12'7 x 11' (3.84m x 3.35m)

Double glazed window to the front with stained glass window effect and fitted blinds, serving hatch, aerial point, carpet flooring, coving and storage heater.

## Kitchen

10'11 x 8'9 (3.33m x 2.67m)

Comprising wall and base units with cupboards under worksurfaces over, double glazed window to the rear, serving hatch, vinyl flooring, splashback tiling, integrated Tricity Bendix electric oven, stainless steel double sink drainer and mixer tap, integrated electric Hotpoint hob, extractor fan, breakfast bar, space for a full height fridge / freezer.

## Utility Lobby

5'1 x 4'10 (1.55m x 1.47m)

Vinyl flooring, space and plumbing for a washing machine, uPVC double glazed door to the rear garden, sliding door to the downstairs cloakroom.

## Downstairs Cloakroom

5'1 x 2'10 (1.55m x 0.86m)

Obscure double glazed window to the rear, low level W.C. wash hand basin, vinyl flooring, splashback tiling.

## Garage

21'7 x 10'9 (6.58m x 3.28m)

Manual up and over door, light and power, glazed window to the rear and pedestrian door to the rear.

## Carport

14'9 x 7'10 (4.50m x 2.39m)

Manual up and over door to the front and unusually up and over door to the rear, so the carport can be used as a completely open archway to allow vehicles to come through into the garden. One or other of the doors to be shut to create a carport, or both can be shut to create a further garage, has light but no power.

## Landing

14'10 x 6'1 (4.52m x 1.85m)

Carpet flooring, loft hatch, (ladder, light and part

boarding), airing cupboard, phone point with doors to bedrooms one, two, three, four and the bathroom.

### Bedroom One

12' x 11'10 (3.66m x 3.61m)

Carpet flooring, double glazed window, electric heater.

### Bedroom Two

11' x 9'4 (3.35m x 2.84m)

Carpet flooring, double glazed window to the rear, two electric heaters.

### Bedroom Three

10'11 x 8'10 (3.33m x 2.69m)

Carpet flooring, double glazed window, electric heater.

### Bedroom Four

9'7 x 8'6 (2.92m x 2.59m)

Carpet flooring, double glazed window to the rear, electric heater and walk in wardrobe.

### Family Bathroom

8'1 x 5'6 (2.46m x 1.68m)

Panel bath with shower over, low level W.C., pedestal wash hand basin, carpet flooring, fully tiled walls, heated towel rails, wall mounted heater (not tested), extractor fan, shaver point, double glazed obscure window to the rear.

### Rear Garden

Fully enclosed rear garden with field views, with two patio areas, a third of the garden is set to formal lawn area with mature shrubs bulbs etc. Two thirds of the property is set to a mini woodland with an assortment of mature trees and shrubs, outside tap, access to the front via two pedestrian gates on both sides, access to the open carport and access to the rear of the garage, patio doors into the lounge and pedestrian door to the utility room and outside light.

### Agents Notes

Tenure - Freehold

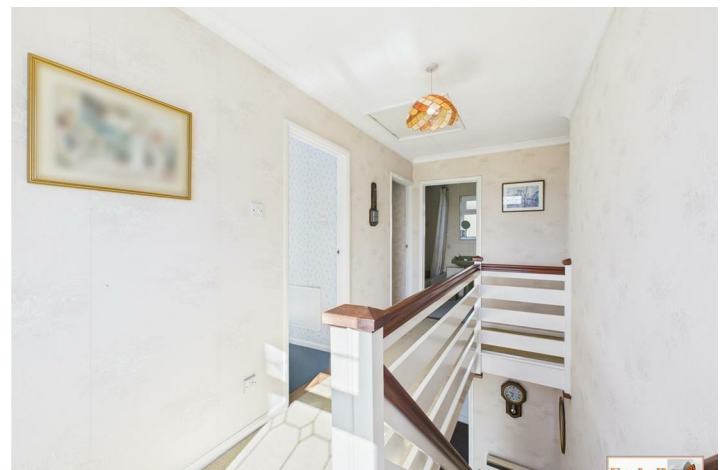
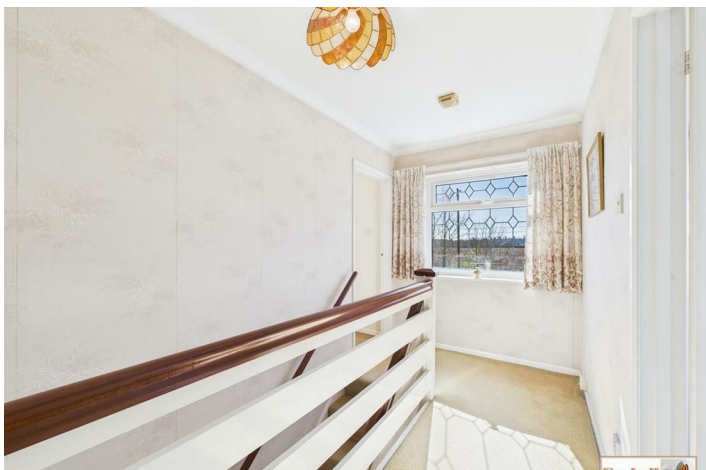
Council Tax Band - E



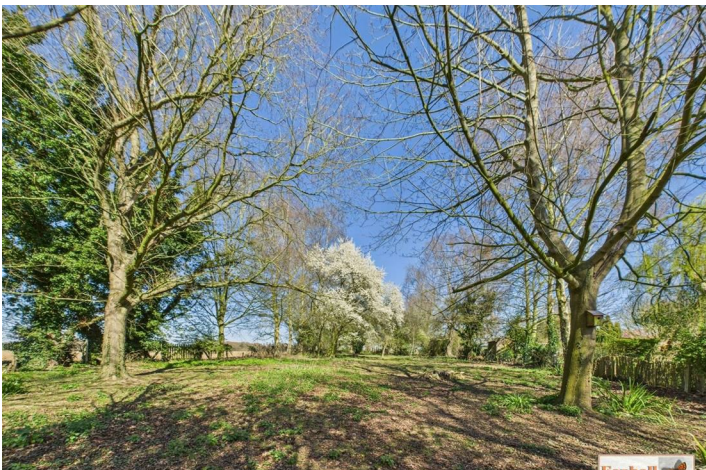
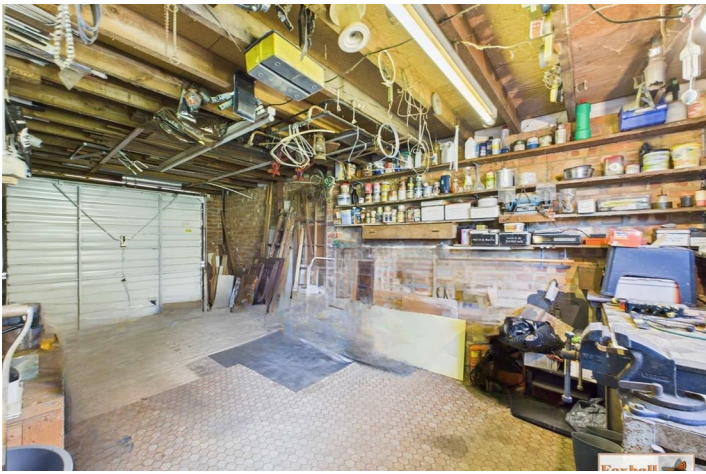


















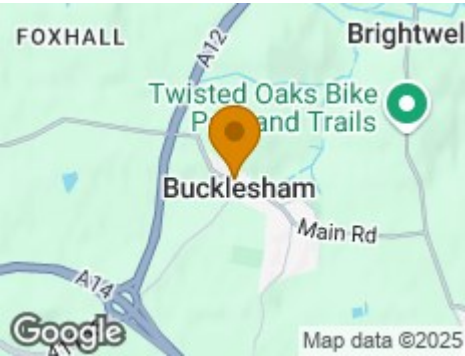
Road Map



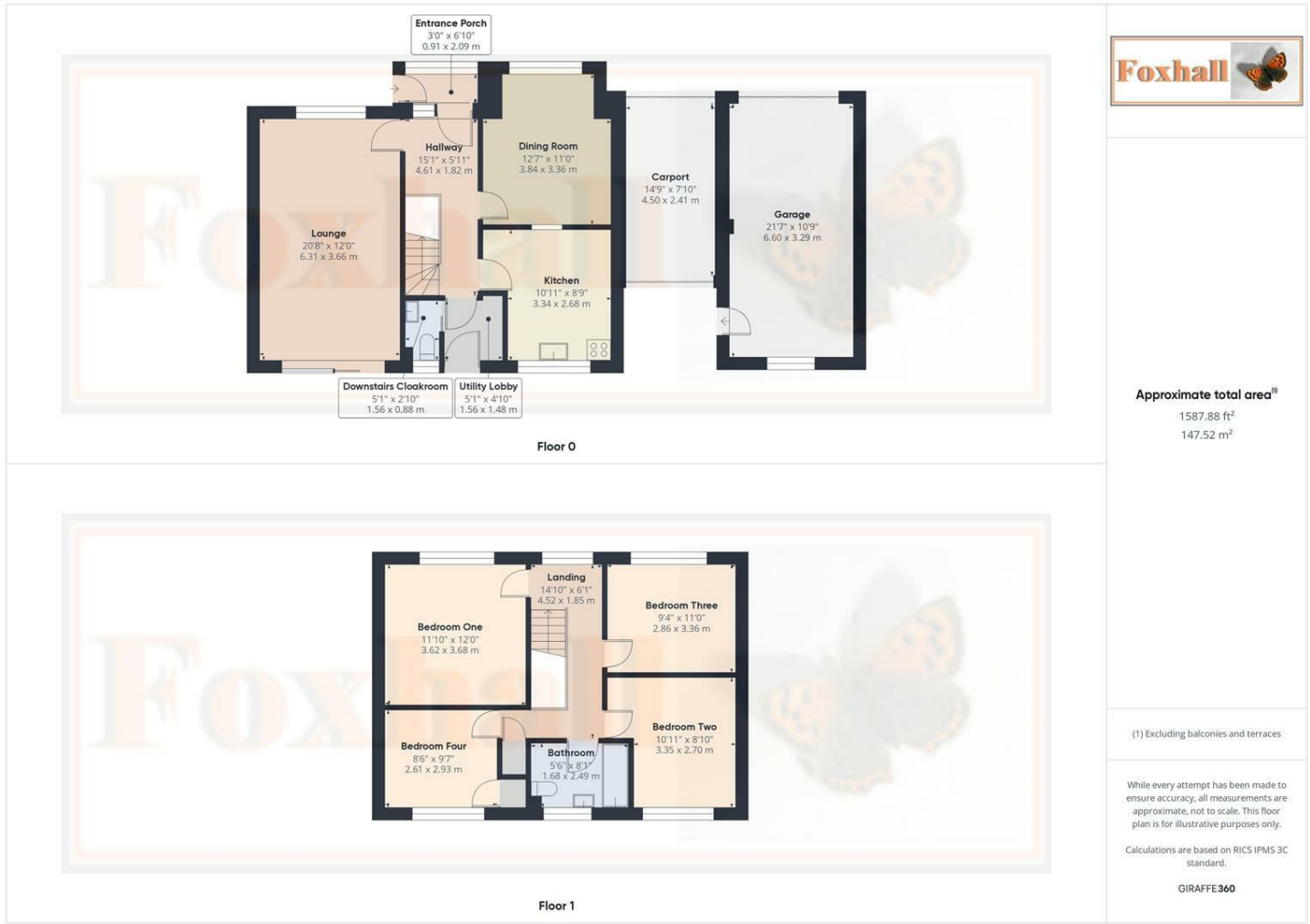
Hybrid Map



Terrain Map



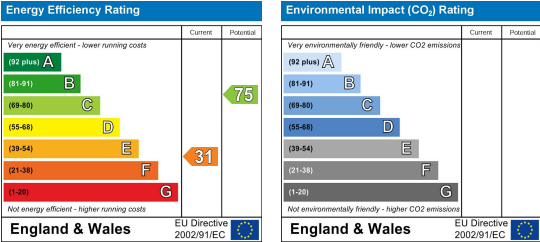
Floor Plan



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



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.