

Foxhall



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Ditchingham Grove

Rushmere St. Andrew, Ipswich, IP5 1WE

Guide price £400,000



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Front Garden

Off road parking for two vehicles very comfortably via a tarmac driveway accessible via a drop curb, laid to lawn to the front with a large shrub area and side access to the rear garden accessible via a gate.

Entrance Hall

Entry via door facing the front, engineered wood flooring, coving, radiator, access to the stairs, door to lounge and cloakroom W.C.

Cloakroom W.C

Double glazed obscure window facing front, coving, low flush W.C, wall mounted wash hand basin with hot and cold taps, radiator, tiled flooring and splashback tiling.

Lounge

14'5" x 12'6" (4.39m x 3.81m)

Double glazed window facing the front, coving, engineered wood flooring, feature fireplace with a stone base and surround, with a wooden mantle currently housing an electric fire and archway to dining room.

Dining Room

9'2" x 8'11" (2.79m x 2.72m)

Double glazed sliding patio doors facing the rear, engineered wood flooring, radiator, coving and door into the kitchen.

Kitchen / Breakfast Room

15'7" x 8'8" (4.75m x 2.64m)

Two double glazed windows facing the rear, double glazed obscure door facing the rear going out into the rear garden, coving, understairs storage cupboard, radiator, room for dining, wall and base fitted units with cupboards and drawers, built in oven with gas hob with cooker hood above, plumbing and space for a washing

machine and dishwasher, stainless steel 1 1/2 sink bowl with drainer unit, tiled splashback.

Bedroom One

12'9" x 12'3" (3.89m x 3.73m)

Double glazed window facing the front, radiator, double built in wardrobes with bi-folding doors, airing cupboard, coving and door to en-suite

En-Suite

Double glazed obscure window facing the front, step in shower cubicle, coving, extractor fan, radiator, pedestal wash hand basin with hot and cold taps, low flush W.C and splashback tiling.

Bedroom Two

9'3" x 9'0" (2.82m x 2.74m)

Double glazed window facing the rear, radiator, built in wardrobe with bi-folding door, coving, access to the loft with ladder, light and boarded.

Bedroom Three

9'1" x 8'10" (2.77m x 2.69m)

Double glazed window facing the rear, radiator, coving and laminate flooring.

Bedroom Four

9'2" x 6'8" (2.79m x 2.03m)

Double glazed window facing the front, radiator, coving.

Bathroom

Double glazed obscure window facing the rear, extractor fan, coving, shaver point, radiator, panel bath with a mixer tap and shower attachment, pedestal wash hand basin with hot and cold taps, low flush W.C.

Rear Garden

Fully enclosed south easterly facing rear garden mostly laid to lawn with patio area, outside tap, flowerbed borders with a mixture of mature shrubs and plants, shed and access down one side of the property leading to a gate which leads to the front driveway.

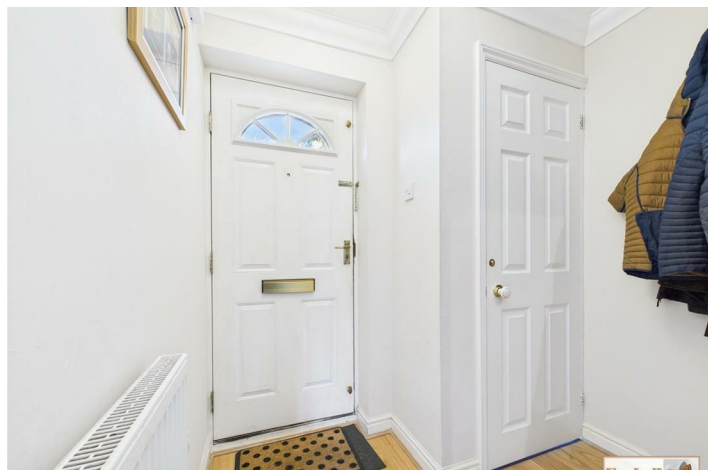
Garage

Manual pull up roll door, power lighting and a Potterton wall mounted boiler.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



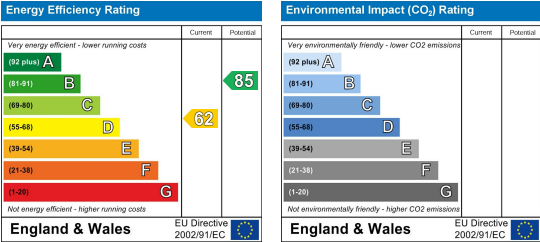
Floor Plan



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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