

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



Valley Road

Little Blakenham, Ipswich, IP8 4LU

Offers over £600,000



4



2



1



D



Valley Road

Little Blakenham, Ipswich, IP8 4LU

Offers over £600,000



Front Garden

Beautifully presented, sunny front garden offering an in and out driveway giving you room for ample vehicles via hard standing concrete, block paved driveway and some shingle and stone areas, mostly laid to lawn with a stone and shingle feature in the middle, gated access down both sides of the property, access to the garage and cart lodge, mixture of trees and conifers and a front decking area.

Porch

Double glazed windows facing the front and side, entry via a double glazed sliding door, tiled walls and flooring, lighting and a door into the entrance hall.

Entrance Hall

Double glazed window facing the front, modern radiator, access to the loft, wooden laminate flooring, doors to bedroom one, bedroom two, bedroom three, bedroom four, lounge and the bathroom.

Lounge

17'8" x 12'4" (5.38m x 3.76m)

Large double glazed sliding doors going out and giving you a beautiful view of the garden, two modern floor to ceiling radiators, wooden laminate flooring and a door into the kitchen/breakfast room.

Kitchen / Breakfast Room

11'0" x 15'4" (3.35m x 4.67m)

Double glazed window facing the rear, double glazed window facing the side, wall and base fitted units with cupboards and drawers, built in oven, grill and microwave, four ring electric hob with a cooker hood above, 1 1/2 sink bowl and drainer unit with a mixer tap, integrated dishwasher and fridge freezer, roll top work

surfaces, laminate tiled flooring, breakfast bar that sits three comfortably and access to the rear lobby.

Lobby

Double glazed UPVC door to the side going out to the garden, door to the cloakroom W.C and utility room.

Cloakroom W.C

Double glazed obscure window facing the side, low flush W.C, wall mounted pedestal wash hand basin with a mixer tap, stainless steel heated towel rail, fully tiled walls and tiled flooring.

Utility Room

6'3" x 6'5" (1.91m x 1.96m)

Double glazed window facing the front, plumbing for a washing machine, space for a tumble dryer, space for another fridge, roll top work surfaces with base units with cupboards, single sink bowl with a mixer tap, plenty of storage and tiled flooring.

Bedroom One

12'0" x 10'4" (3.66m x 3.15m)

Double glazed window facing the front, wall lighting, spotlights, built in mirrored sliding wardrobe, wooden laminate flooring and door to the en-suite shower room.

En-Suite

Double glazed obscure window facing the front, walk in shower cubicle, extractor fan, corner vanity wash hand basin with a mixer tap, tiled flooring and tiled splashback.

Bedroom Two

10'9" x 11'10" (3.28m x 3.61m)

Currently being used as a dining room, double glazed window facing the rear giving a lovely view of the

garden, built in mirrored wardrobe, modern floor to ceiling radiator with wooden laminate flooring.

Bathroom

8'0" x 7'10" (2.44m x 2.39m)

This is a four piece bathroom suite, double glazed obscure window facing the front, extractor fan, spotlights, step in shower cubicle with a waterfall shower head, panel bath with hot and cold taps, pedestal wash hand basin with a mixer tap, a stainless steel heated towel rail, low flush W.C , tiled flooring and fully tiled walls.

Bedroom Three

10'10" x 9'4" (3.30m x 2.84m)

Double glazed window facing the side, built in triple mirrored wardrobe, with spotlights above, modern wall to ceiling radiator with wooden laminate flooring.

Bedroom Four

8'9" x 7'10" (2.67m x 2.39m)

Double glazed window facing the front, modern radiator and wooden laminate flooring

Rear Garden

With the property sitting on 3/4 of an Acre, in the rear garden is a large tiered patio area perfect for outside dining and entertaining, mostly laid to lawn with various different seating areas and patio areas, outbuilding that offers seating and power/lighting, pond, totally unoverlooked, with a mixture of trees and shrubs for privacy and wildlife, fully enclosed via panel fencing, a brick based small shed with a tiled roof for storing garden tools, Also gives you access down both sides the rear of the garage and the cart lodge. It also has access to the Worcester boiler which is 13 years old and regularly serviced, oil tank and outside tap.

Cart Lodge

Accessible via the front and rear garden which offers you a cart lodge for parking up to two vehicles, access to the garage and workshop. The building as a whole is timber framed with a brick base with a pitched tiled roof finished off with a clock tower.

Separate outbuilding used for storage with a brick base, also offering you an under cover decked seating area with lighting.

Garage - Power and lighting with manual swing wooden doors, single door to the side and a single glazed window to the side.

Workshop - Power, lighting, accessible via the cart lodge and rear garden.

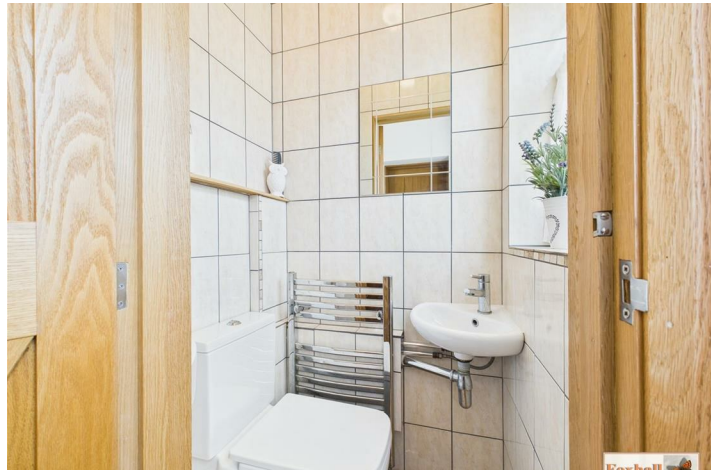
Cart Lodge - For parking up to two vehicles, power and lighting.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



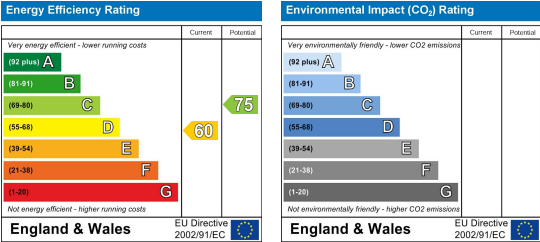
Floor Plan



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



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.