

Foxhall



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Seckford Close

Rushmere St. Andrew, Ipswich, IP4 5QG

Asking price £450,000



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Summary Continued

The 18'6" x 10'6" easterly facing lounge has a bay window at the front which is lovely and sunny especially in the mornings with double doors opening up into a separate dining room and a further double doors opening through to a nice conservatory overlooking the garden.

There is a larger than average kitchen/breakfast room, which has separate space for a table if required and has the benefit of a number of added units including double doors to a very spacious walk in larder cupboard with shelving. Also downstairs is a very handy W.C.

Upstairs, are four good sized bedrooms and a much larger than average family bathroom 10'4 x 7'1 and a 7'0" x 4'5" en-suite shower room from the main bedroom complete modern replacement suite.

The property has been upgraded over the years, including the refurbishment of the en-suite, plus the double shower in the family bathroom both of which have power showers with extra pumps. Also the boiler has been replaced in 2010 and has regularly been serviced on an annual basis and has a fully stamped service book, the most recent service was January 2025. The entire property has UPVC double glazed windows and doors.

The position of this property within the cul-de-sac is ideal and the location generally is highly sought after with access, literally a stones throw away for walks in the surrounding woodlands, making it ideal for people with small children, dog walkers and mountain bikers etc. Furthermore Rushmere Common and Golf Course are a short walk away and there are a selection of local

shops and bus routes throughout the development. Alternatively, Ipswich Hospital is only a five minute drive away.

Front Garden

Triple length tarmac driveway with ample space for parking for three good sized cars, additional space at the side ideal for wheelie bins and a wooden pedestrian gate giving access to the rear garden with outside light. The front garden widens out to an area of lawn with forsythia and established crab-apple tree, mainly laid to lawn with flower and shrub borders enclosed by low hedging and conifers. External electric socket in the front garden area.

Entrance Hallway

UPVC double glazed front entrance door with glazed side panels through to the entrance hallway, with stairs rising to first floor, radiator, useful spacious under stair storage recess, door to downstairs cloakroom.

Downstairs Cloakroom

5'11" x 2'6" (1.80m x 0.76m)

Comprising semi inset wash hand basin, low level W.C, half tiled walls, radiator and extractor fan.

Office/Bedroom Five

11'11" x 7'10" (3.63m x 2.39m)

Double glazed window to front and radiator.

Lounge

18'6" x 10'6" (5.64m x 3.20m)

Lovely sunny easterly facing bay window to front making this a very sunny and pleasant room especially in the mornings, radiator, inset gas fire on marble hearth and backing with wood surround, double doors opening through to the dining room.

Dining Room

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

Double doors and glazed side windows opening up into the conservatory, radiator and door leading through to kitchen/breakfast room.

Conservatory

8'9" x 5'11" (2.67m x 1.80m)

Brick base UPVC double glazed conservatory with double doors opening out on to the rear garden patio area.

Kitchen/Breakfast Room

15'9" x 14'6" (4.80m x 4.42m)

Double glazed window to side, part glazed door to side, westerly facing double glazed window to rear and separate window to rear with fitted roller blinds. The Westerly facing aspect make this a lovely and bright room especially in the afternoons with views from the kitchen overlooking the gardens.

There is a Blomberg fitted double oven with four ring gas hob over and high level extractor fan above, 1 1/2 bowl sink unit with ample worksurfaces, excellent selection of fitted units comprising base drawers, cupboards, eye level units and glazed display units with tiling. Plumbing for a washing machine and dishwasher, vent for tumble dryer, space for a large upright fridge freezer with kick space heater.

Breakfast area - Additional cupboards have been fitted including a superb walk in larder cupboard with ample shelving and bottle rack, plus adjacent tall full height cupboard, base cupboards and eye level cupboard, additional work surfaces, kick space radiator.

Landing

Access to loft space and double doors to built in airing cupboard.

Bedroom One

12'9" x 12'11" (3.89m x 3.94m)

Easterly facing bay window to the front, making this very sunny and pleasant room especially in the mornings. Radiator, large main bedroom complete with sliding mirror fronted large built in double wardrobes, concealing a wealth of hanging and shelved storage space., plus additional double wardrobes with hanging and storage space. Bi -folding doors into the en-suite shower room.

En-Suite Shower Room

7'0" x 4'5" (2.13m x 1.35m)

Fully tiled walls, modern replacement shower room with double size walk in shower complete with overhead rainfall shower and hand held shower, vanity unit wash

hand basin with cupboards under, matching wall mounted cupboards, mirror recess spotlights, extractor fan, low level W.C, recessed ceiling spotlights, double glazed obscure window to the side, heated towel rail and bi -folding doors.

Bedroom Two

12'5" x 7'11" (3.78m x 2.41m)

Radiator, double glazed easterly facing window to the front, making this very sunny and pleasant room especially in the mornings, mirror fronted double wardrobes concealing a wealth of hanging and shelved storage space.

Bedroom Three

10'4" x 7'6" (3.15m x 2.29m)

Radiator, double glazed window to the rear with double built in wardrobes.

Bedroom Four

10'8" x 6'10" (3.25m x 2.08m)

Radiator, window to rear overlooking the garden with built in mirror fronted double built in wardrobes.

Family Bathroom

10'4" x 7'1" (3.15m x 2.16m)

Very large double sized family bathroom complete with inset bath, separate double walk-in shower with sliding doors, and a Aqualisa thermostat inset shower, fully tiled walls in shower area, half tiled walls in the remainder of the bathroom, inset wash hand basin with a mixer tap, low level W.C., extractor fan, recess ceiling spotlights, heated towel rail, with an obscure westerly facing rear window, making this another light and pleasant room especially in the afternoon.

Rear Garden

One of the main selling points of the property is this delightful larger than average garden which is westerly facing. Getting the sun from late mornings onwards and it's extremely well maintained and full of colour. The garden starts with a spacious patio area which is an absolute suntrap in the afternoons and ideal for sitting out having an afternoon cuppa/glass of wine, or al fresco dining. Garden is largely laid to lawn with established shrubs and a bramley apple tree and well stocked flower borders, with a lovely easterly facing seating area in a secluded part of the garden at the rear with a pond.

There is additional side access storage space and a side access via a wooden gate on the other side of the property as well with an outside tap.

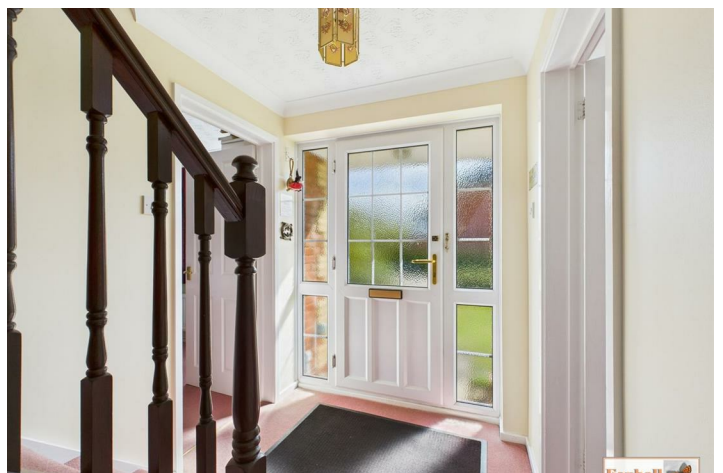
Garage

Manual up and over door, UPVC fascias, soffits and guttering, with power and light, eaves storage space and a glazed pedestrian door leading straight into the garden.

Agents Notes

Tenure - Freehold
Council Tax Band - E









Road Map



Hybrid Map



Terrain Map



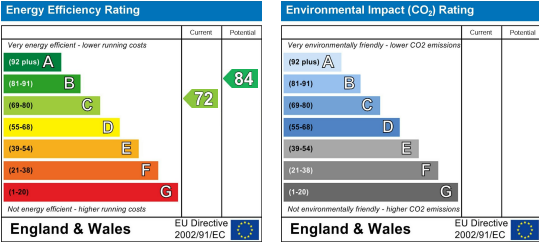
Floor Plan



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



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