

Foxhall



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Felixstowe Road

South-East Ipswich, IP3 8SZ

Price £375,000



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Summary Continued

There is full gas central heating via a regularly serviced Glowworm boiler. There are UPVC double glazed windows & doors throughout the property and all carpets and floor coverings have been replaced recently. There is a loft access space from the hallway which is part part boarded & extensively insulated & may offer potential for further accommodation subject to all necessary building consents & planning controls.

Situated in non estate location within a 5 mins to Sainsbury supermarket at Warren Heath, & the shops, restaurants & facilities at Ransomes Euro retail park.

Front Garden

79 x 45 (24.08m x 13.72m)

The front garden is largely block paved providing driveway parking for numerous vehicles. The bungalow is set well back from the road and is enclosed by brick wall and high hedging at the front which helps to provide screening and seclusion. There are well stocked flower/shrub borders running the full width of the front garden and to the right of the bungalow are sturdy wooden gates for both vehicular and pedestrian access leading through to the side driveway and carport.

Entrance Porchway

UPVC Double glazed front entrance door through to entrance porchway with side window with fitted blind and fitted mat.

Reception Hallway

18'11" (5.7910)

Single glazed entrance door to reception hall, fitted cupboards, radiator, vinyl flooring, fuse board, wall lights, access to loft which is extensively insulated and part boarded. Doors to bedroom one, bedroom two, bathroom, lounge/diner and kitchen breakfast room.

Lounge/Diner

30'4 x 12' (9.25m x 3.66m)

A lovely southerly facing reception room benefitting from the sun for a good part of the day with bay window to front, two windows to side with fitted blinds, wall lights, aerial point, carpet flooring and radiator with bespoke wooden cover. The focal point of the room is a delightful feature fireplace with marble surround and backing and situated within this is a gas fire which has been serviced annually and was last serviced in November 2024. There is an archway through to the dining room.

Through the archway is two double glazed window to the side with fitted blinds, wall lights, radiator with fitted bespoke wooden cover, carpet flooring leading to patio doors leading through to conservatory.

Conservatory

12'3 x 8'5 (3.73m x 2.57m)

Vinyl flooring, double glazed windows to two sides, plus double glazed patio door leading out to the rear garden, fitted roof blinds, radiator, with power and lighting.

Kitchen/Breakfast room

16'6 x 8'1 (5.03m x 2.46m)

Extended kitchen with excellent range of modern white gloss fronted units comprising cupboards and base drawers under and worksurfaces over, a newly installed ceramic sink bowl drainer unit with mixer tap over, integrated Hoover oven, Bosch electric hob with glass splashback with stainless steel extractor fan over, space and plumbing for washing machine and slimline dishwasher, space for a tumble dryer and fridge. Tiling splashback, double glazed window to rear and window side, a newly installed UPVC stable door to side, upright radiator and vinyl flooring.

Bedroom One

13'11" x 10'11" (4.24m x 3.33m)

Full width fitted wardrobes with cupboards and drawers for storage, radiator, carpet flooring and double glazed bay window to front with fitted blinds.

Bedroom Two

10'10" x 9'1" (3.30m x 2.77m)

Double glazed window to the side with fitted blinds, radiator and carpet flooring.

Shower Room

7'11" x 7'7" (2.41m x 2.31m)

Very spacious shower room complete with fully fitted large walk in shower cubicle with hand held and over head rainfall shower head, vinyl flooring, splashback tiling, radiator, pedestal wash hand-basin, low flush W.C., two double glazed obscured windows to the side and heated towel rail and storage cupboard.

Side Driveway/Carport

36'8" x 10'8" (11.197 x 3.273)

It has two double gates to allow you to bring in cars, motorbikes or trailers into the side of the garden, newly installed hard standing suitable for 2-3 vehicles very comfortably with access to the garage There is a cupboard housing the modern Glowworm Hideaway boiler which has been regularly serviced on an annual basis since with storage. Newly installed pedestrian gate into the rear garden

Rear Garden

61' x 45' (18.59m x 13.72m)

The rear garden is fully enclosed by panel fencing and hedging, laid to lawn with well stocked flower and shrub borders. The garden commences with a sheltered enclosed newly laid patio area fully landscaped with seating area perfect for al fresco dining, there is also an outside tap and the garden is completely unoverlooked from the rear. There is high hedging to the rear and sides and shrubs including camellia, roses and lots of bulbs coming through. The garden is a picture of colour throughout the year. Pathway to either side and a pedestrian gate to front side access and a brand new summerhouse has been installed.

Summerhouse

7'9" x 10'1" (2.376 x 3.085)

Newly installed with power and lighting.

Garage

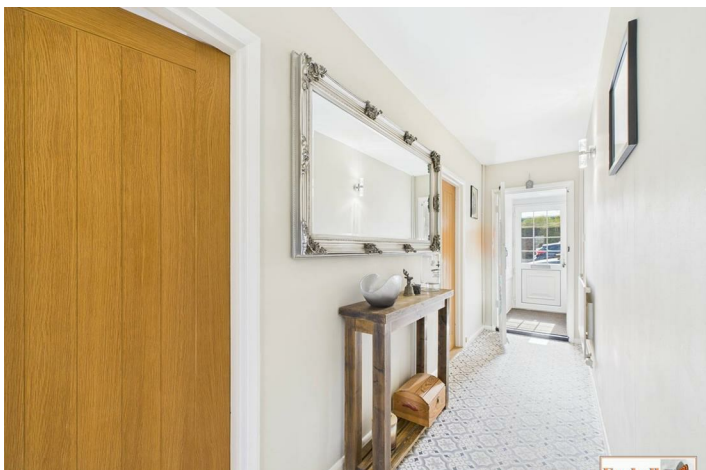
18'7" x 9'10" (5.68m x 3.012m)

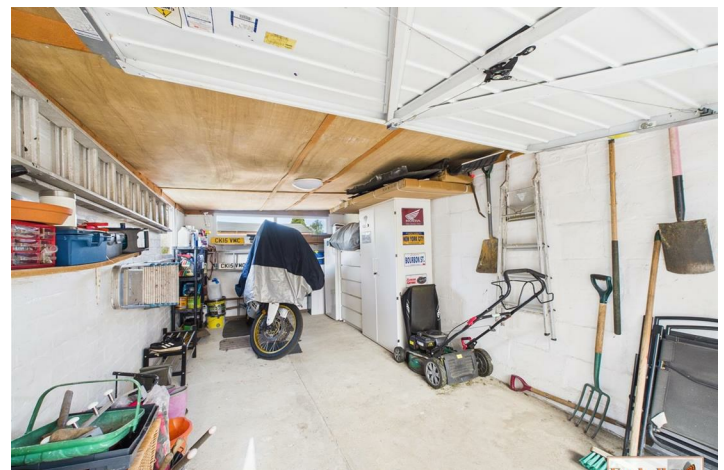
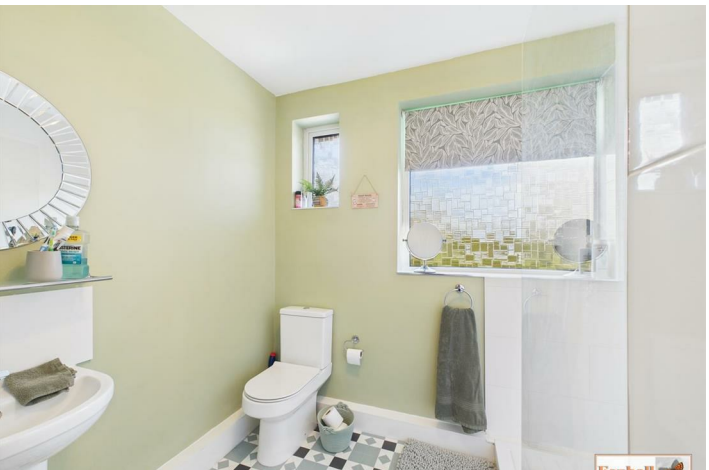
Larger than average garage, supplied with light and power, manual up and over door, two glazed windows rear and side.

Agents Notes

Tenure - Freehold

Council Tax Band D







Road Map



Hybrid Map



Terrain Map



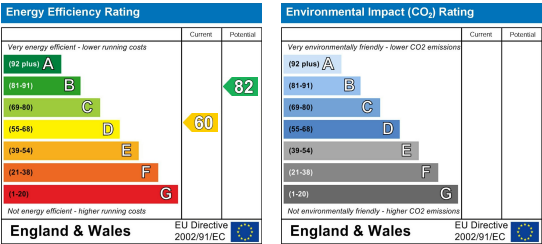
Floor Plan



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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