

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



Kelvedon Drive

Rushmere St. Andrew, Ipswich, IP4 5LQ

Guide price £440,000



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Front Garden

Block paved driveway suitable for 2-3 vehicles leading to front door, part shingle easily maintained garden with wrought iron fencing with pedestrian gate leading to the side of the property and rear garden.

Hallway

Entrance door into hallway, alcove for storage leading into main hallway, radiator, coving, stairs up to first floor, doors to lounge, kitchen breakfast room, snug, downstairs W.C and door to under the stairs storage, alcove with storage.

Lounge

19'3 x 10'5 (5.87m x 3.18m)

Double glazed bay window to the front, radiator, feature fireplace with an electric fire, aerial and phone points, coving and laminate flooring.

Snug / Sunroom

9'9 x 9'1 and 9' x 6'8 (2.97m x 2.77m and 2.74m x 2.03m)

Snug - Carpet flooring, coving, wood burner with hearth and heat backing, radiator with an archway through to the sunroom.

Sunroom - Brick and double glazed UPVC construction, power, double glazed French doors to the rear garden and carpet flooring.

Kitchen / Breakfast Room

14'10 x 10'9 (4.52m x 3.28m)

Comprising of wall and base units with cupboards and drawers under and worksurfaces over, ceramic 1 1/2 sink bowl drainer unit with a mixer tap over, splashback tiling, large double glazed windows almost full width looking out to the rear garden, integrated dishwasher and washing machine, integrated Zanussi double oven, indesit gas ceramic hob, vinyl flooring, UPVC pedestrian door out to rear garden and door to the utility room, spotlights and coving.

Downstairs W.C

Low flush W.C, obscure double glazed window to the side, pedestal wash hand basin, heated towel rail and tiled floor and tiled splashback with coving.

Utility Room

9'9 x 8'3 (2.97m x 2.51m)

Space for a tumble dryer, wall and base units with cupboards and drawers under and worksurfaces over, vinyl flooring, wall mounted combination BAXI boiler, fuse board, space under counter for a dryer power and lighting. (Please note this is a garage conversion with a stud wall so if the new owners wanted to revert the garage back to a full garage they could easily do so.)

Garage Storage

7'11" x 7'1" (2.41m x 2.16m)

Up and over manual door, power and light - great for storage.

Landing

Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom. Loft access and cupboard housing water tank with storage, obscure double glazed window to the side with roller blind with coving.

Bedroom One

13'1" x 10'3" (3.99m x 3.12m)

Double glazed window to front, laminate flooring, coving, radiator, triple fitted wardrobes, aerial points and door to en-suite.

En-Suite

Large walk in shower cubicle with shower with splashback tiling, vinyl flooring, pedestal wash hand basin, low level W.C, obscure double glazed window to the front splashback tiling and radiator.

Bedroom Two

12'0" x 8'7" (3.66m x 2.62m)

Double glazed window to the rear overlooking the rear

garden, and the woodlands beyond, radiator, coving, triple fitted wardrobes.

Bedroom Three

9'2" x 7'8" (2.79m x 2.34m)

Double glazed window to the rear looking out to the rear garden and the woodlands beyond, coving and a radiator.

Bedroom Four

9'2" x 7'5" (2.79m x 2.26m)

Double glazed window to the rear overlooking the rear garden, and the woodlands beyond, radiator, coving and a built in wardrobe space with shelving and hanging space and desk/dressing table.

Family Bathroom

8'3" x 7'3" (2.51m x 2.21m)

Four piece family bathroom suite with a walk in shower cubicle with shower over and splashback tiling. Panel bath with a mixer tap and hand held shower over with splashback tiling, low level W.C, pedestal wash hand basin, vinyl flooring, heated towel rail, obscure double glazed window to front with roller blind and coving.

Rear Garden

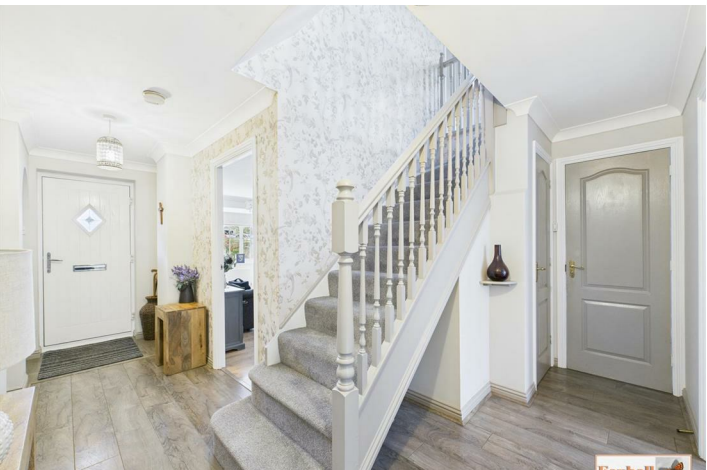
Fully landscaped rear garden starting with a large patio area with steps into a pergular area wood store, this is covered in an abundant climbing rose. Low maintenance shingle area with borders absolutely brimming with plants, shrubs, bulbs and foliage. Further patio seating area with gate to the rear woodland and further gate upwards to the side of the property, where you have a barked area with a large shed to stay. There is an outside tap and water butt and to the other side of the property there is an archway and path through to the front of the property via a pedestrian gate.

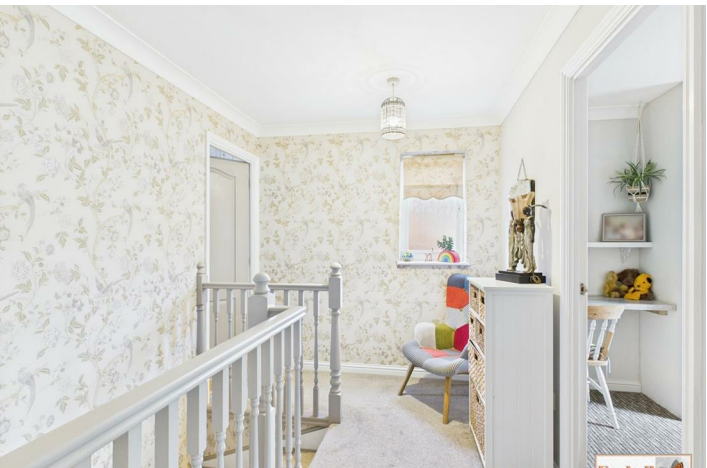
Agents Notes

Tenure - Freehold

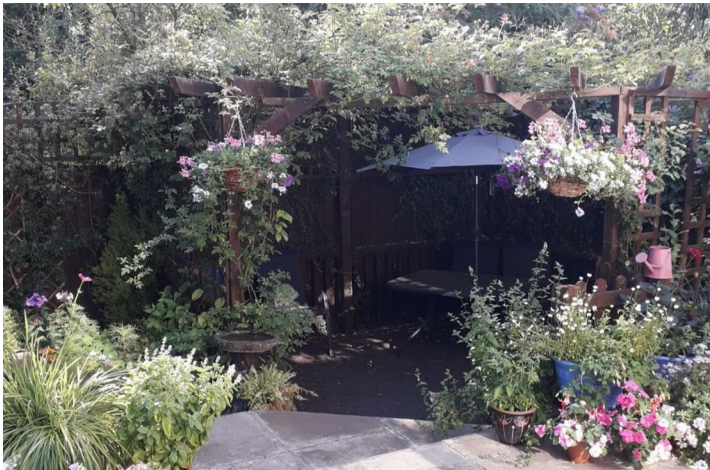
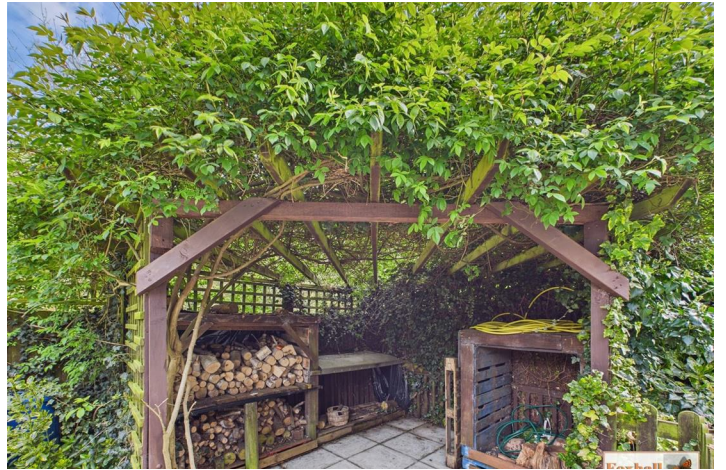
Council Tax Band - E











Road Map



Hybrid Map



Terrain Map



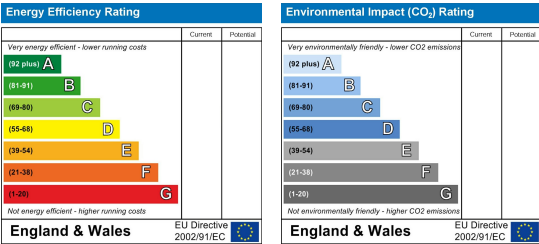
Floor Plan



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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