

# Foxhall



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## Playford Road

Rushmere St. Andrew, Ipswich, IP5 1DD

Price £245,000





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## Front Garden

Mainly with hardstanding for one car parked off road with hedges to left and right leading to UPVC double glazed front door and porch.

## Porch

New addition to the property, UPVC double glazed door, double glazed window to side, vinyl floor and entrance door.

## Lounge

13'5" x 10'9" (4.1 x 3.3)

Feature brick fireplace and wood mantle, double glazed window to front and entrance to kitchen. New underfloor heating.

## Kitchen / Breakfast Room

12'1" x 11'1" (3.6904 x 3.4)

Consists of feature multi-fuel stove which heats the radiators and hot water, there is a further immersion heater, good range of wall and base units with plenty of work-surfaces with drawers and cupboards under, one and a half bowl sink and drainer unit with mixer tap, integrated dishwasher, Indesit electric oven, hob and extractor fan over, space for upright fridge freezer, double glazed window to rear, new underfloor heating and through to utility area. Stairs via door to first floor.

## Lobby / Utility Area

Very handy lobby / utility area with plumbing for washing machine, door to bathroom and double glazed UPVC door to rear garden. New underfloor heating.

## Bathroom

7'10" x 6'2" (2.39m x 1.88m)

Bathroom suite and tiling was replaced approximately 3-4 years ago. Consists of P-shaped panelled bath with

mixer taps, rigid shower screen, Aqualisa shower, pedestal wash-hand basin with mixer tap, low flush W.C., heated towel rail (able to be controlled individually from the rest of the radiators), fully tiled walls and double glazed obscure window to rear. New underfloor heating.

## Landing

Doors to bedroom one and two and loft hatch.

## Bedroom One

13'9" x 11'1" (4.2 x 3.4)

Double glazed window to front with stunning views overlooking fields to the front as far as you can see both left and right, feature fireplace (not currently used) and radiator.

## Bedroom Two

11'1" x 8'10" (3.4 x 2.7)

Double glazed window to rear with stunning views overlooking the back garden and fields to the front as far as you can see both left and right, built in wardrobes, airing cupboard and separate cupboard over stairs affording plenty of storage space and radiator.

## Rear Garden

There is a lean-to directly from the back door which is ideal for dry wood storage, bikes, boots, etc. Patio area leading to shingle area and then artificial grass area with raised railway sleeper borders, leading to wood stores (to stay). Further decked area ideal for evening drinks / meals in the spring / summer time with a beautiful countryside view beyond. There is also a gate just past the lean-to area which leads through the adjoining neighbours to the end of the properties.

## Agents Notes

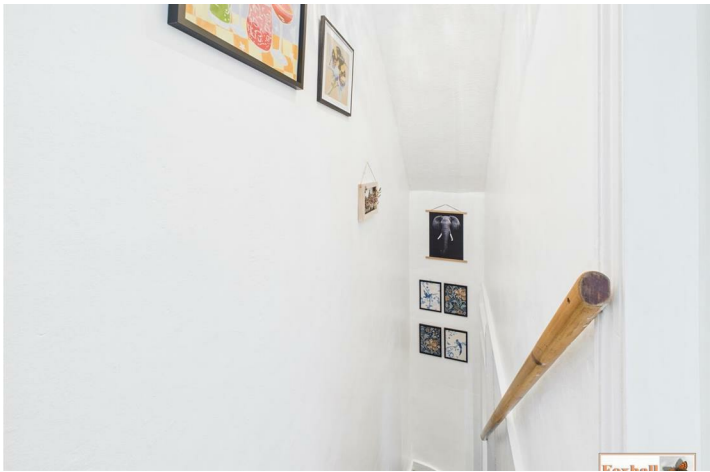
Tenure - Freehold  
Council Tax Band - A













Road Map



Hybrid Map



Terrain Map



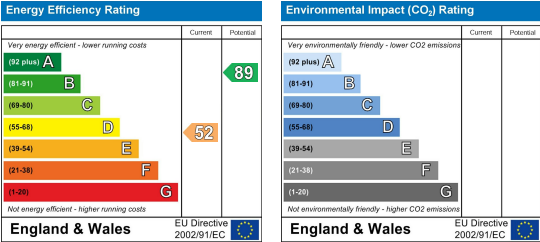
Floor Plan



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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