

# 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



## Catherines Hill

Coddenham, Ipswich, IP6 9QG

Price £650,000





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## Front Garden

Off road parking for six cars comfortably via a blocked paved driveway giving you access to the double integral garage, with a few short steps up to the front door, access to the rear garden via gated access on both sides, a patch of lawn to the front which is partly enclosed via hedging which gives you access to the oil tank.

## Entrance Hallway

Coving, radiator, access to the stairs, laminate flooring, doors to the lounge, study, kitchen/dining room, cloakroom W.C and the separate dining room.

## Kitchen/Dining Room

**25'5" x 15'3" (7.75m x 4.65m)**

Extended kitchen/dining room offering double glazed windows to both sides of the property and the rear, two double glazed Velux skylights, coving, spotlights, wall and base units fitted with cupboards and drawers, in unit lighting, space for a double range oven with a cooker hood above, integrated dishwasher, plumbing for a washing machine, ceramic 1 1/2 sink bowl and drainer unit with a mixer tap, space for a large fridge freezer with tiled splashback, granite worksurface on dresser. Kitchen island offering cupboards and drawers under granite work surfaces, and a breakfast bar that seats three comfortably and the opening to the dining area.

The dining area has double glazed French style doors to the side giving you access to the rear garden, laminate flooring throughout, a remote controlled gas fire which is powered by Calor gas giving you a lovely feel with a feature limestone mantle.

## Study

**11'5" x 7'0" (3.48m x 2.13m)**

Double glazed window facing the rear, coving and a radiator

## Dining Room

**15'3" x 9'9" (4.65m x 2.97m)**

Two double glazed windows to either side, coving and a radiator.

## Lounge

**18'0" x 11'9" (5.49m x 3.58m)**

Double glazed window facing the front, double glazed double French style doors to the rear with windows either side, two radiators, coving and a large beautifully presented Inglenook fireplace housing a multi fuel burner with a brick base and surround.

## Cloakroom W.C

Double glazed obscure window to the side, low flush W.C, wall mounted wash hand basin with hot and cold taps, coving extractor fan, laminate flooring, tiled splashback.

## Landing

Double glazed window facing the front, coving, radiator, access to loft which has a light, not boarded and no ladder, doors to bedroom one, bedroom two, bedroom three, bedroom four, bedroom five and family bathroom with a double storage cupboard

## Bedroom One

**13'7" x 12'0" (4.14m x 3.66m)**

Double glazed window facing the front, coving, radiator, built in sliding wardrobes and door to the en-suite.

### **En-Suite Shower Room**

9'11" x 4'4" (3.02m x 1.32m)

Double glazed obscure window to the rear, coving, spotlights, extractor fan, step in shower cubicle, pedestal wash hand basin with hot and cold taps, low flush W.C, radiator, tiled flooring and half tiled walls and splashback.

### **Bedroom Two**

18'1" x 14'2" (5.51m x 4.32m)

Two steps down for entry, two double glazed window facing the side, one double glazed Velux sky light, coving, two radiators, built in sliding wardrobe and a door to en-suite bathroom.

### **En-Suite Bathroom**

7'11" x 6'0" (2.41m x 1.83m)

Velux double glazed sky light window, coving, radiator, extractor fan, spotlights, low flush W.C, pedestal wash hand basin with hot and cold taps, panel bath with a mixer tap and shower attachment, half tiled walls and lino flooring.

### **Bedroom Three**

11'8" x 11'5" (3.56m x 3.48m)

Double glazed window facing the rear, coving, radiator and a storage cupboard.

### **Bedroom Four**

11'7" x 11'0" (3.53m x 3.35m)

Double glazed window facing the rear, built in sliding wardrobes, coving and a radiator.

### **Bedroom Five**

9'9" x 5'9" (2.97m x 1.75m)

Double glazed window facing the side, built in storage cupboard, coving and a radiator.

### **Bathroom**

9'9" x 5'9" (2.97m x 1.75m)

Double glazed obscure window to the side, extractor fan, spotlights, coving, panel bath with a mixer taps and a shower attachment over, low flush W.C, pedestal wash hand basin with hot and cold taps, radiator, half tiled walls and splashback and vinyl flooring

### **Rear Garden**

Beautifully presented south-easterly facing landscape rear garden with access on both sides via a gate to the front garden, with a large patio area with two tiers split between patio steps and a low height brick wall which is laid to lawn with a sloped bank housing matured trees shrubs and plants, outside tap and lighting with passageways and pathways all the way around. The large patio area at the back of the property is ideal for

entertaining, enjoying a morning cup of coffee or afternoon glass of wine and al fresco dining.

### **Double Integral Garage**

Two manual up and over doors, double glazed window facing the front, floor seated boiler, power, lighting and a door to the side.

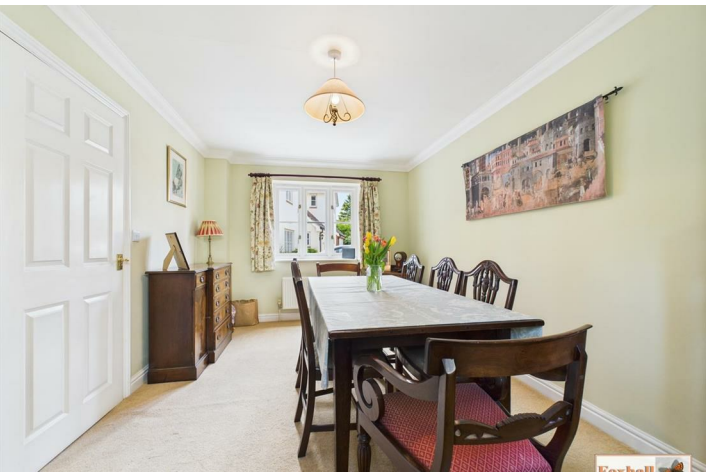
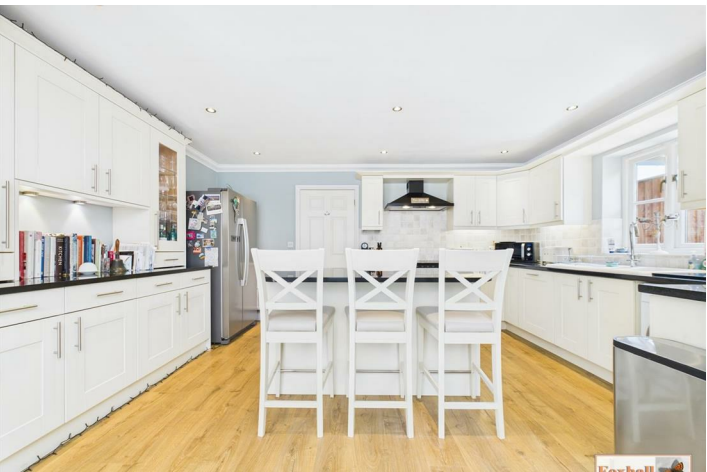
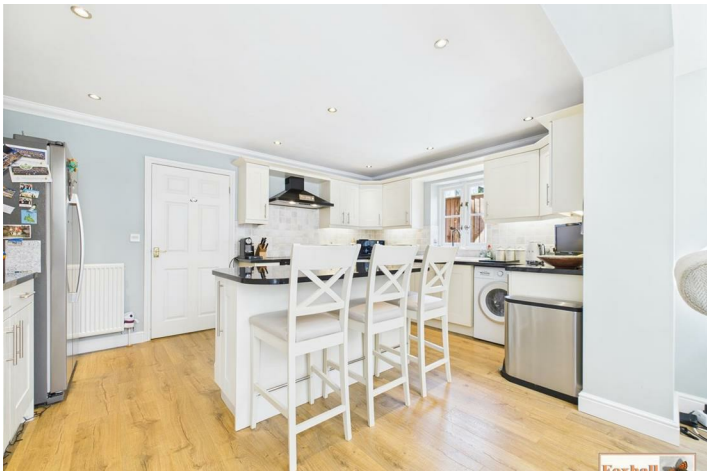
### **Agents Notes**

Tenure - Freehold

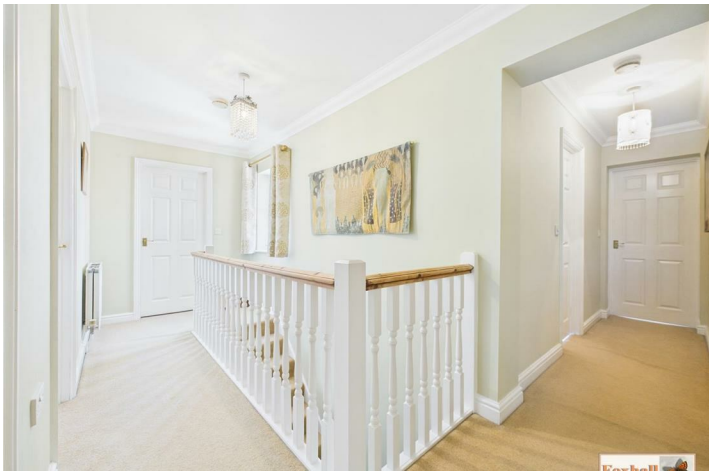
Council Tax Band - F

Extension was done in 2017

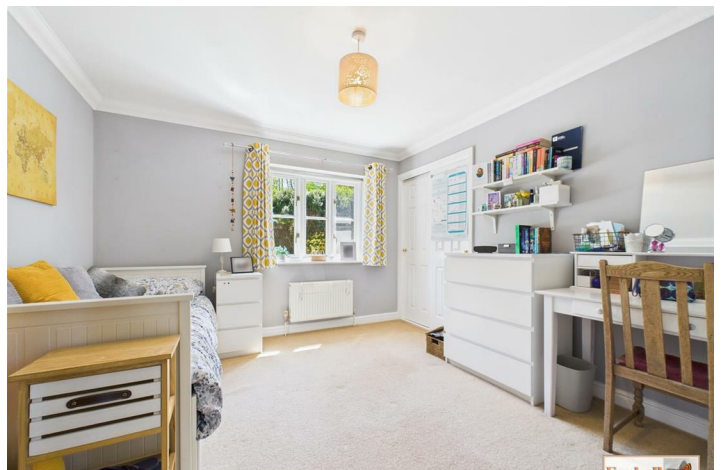
Oil Central Heated













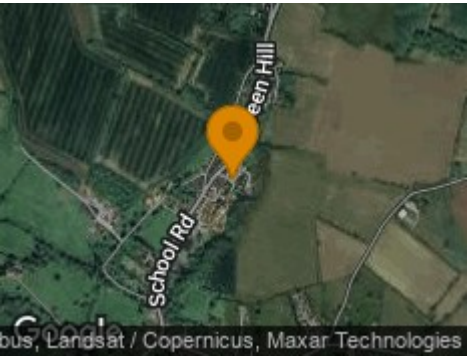




Road Map



Hybrid Map



Terrain Map



Floor Plan



**Approximate total area<sup>®</sup>**  
2299 ft<sup>2</sup>  
213.5 m<sup>2</sup>

**Reduced headroom**  
29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

**Floor 0**

Garage 16'7" x 18'3" 5.07 x 5.58 m

Dining Room 9'9" x 15'3" 2.99 x 4.65 m

Kitchen/Diner

Study 11'5" x 7'0" 3.48 x 2.13 m

Lounge 18'0" x 11'9" 5.51 x 3.58 m

WC

Hallway

**Floor 1**

En-Suite 7'1" x 6'5" 2.16 x 1.95 m

Bedroom Five 9'9" x 5'3" 2.98 x 1.77 m

Bedroom Three 11'8" x 11'5" 3.57 x 3.50 m

Bedroom Two 14'2" x 10'1" 4.33 x 5.53 m

Bathroom 9'9" x 5'9" 2.98 x 1.77 m

Landing

Bedroom Four 11'7" x 11'0" 3.55 x 3.37 m

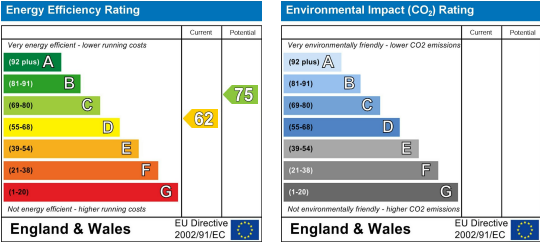
Bedroom One 13'7" x 12'0" 4.14 x 3.68 m

En-Suite 4'4" x 9'11" 1.33 x 3.04 m

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.