

Foxhall



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Ropes Drive

Kesgrave, Ipswich, IP5 2ER

Asking price £400,000



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Ropes Drive

FOUR VERY GOOD SIZED BEDROOMS - LARGE MAIN BEDROOM WITH EN-SUITE SHOWER ROOM - 13'2" x 8'3" LARGE WESTERLY FACING KITCHEN WITH BUILT IN APPLIANCES - 12'9" x 9'5" SEPARATE WESTERLY FACING DINING ROOM - 18'7" x 10'7" TRIPLE ASPECT LOUNGE - DOWNSTAIRS CLOAKROOM - GOOD SIZE WESTERLY REAR GARDEN VIRTUALLY UNOVERLOOKED FROM THE REAR - DRIVEWAY PLUS INTEGRAL GARAGE - GAS CENTRAL HEATING VIA RADIATORS - DOUBLE GLAZED WINDOWS - ORIGINAL OWNERS FROM NEW.

Foxhall Estate Agents are very pleased to be offering for sale an extremely spacious larger style four bedroom detached house with four good sized bedrooms including a very large main bedroom with en-suite double shower room.

There is also a downstairs cloakroom, a triple aspect 18'7" x 10'7" lounge, a 12'9" x 9'5" separate westerly facing dining room and a fitted kitchen 13'2" x 8'3" with a range of integrated appliances to remain.

Situated in cul-de-sac position, the property has a larger than average fully enclosed westerly facing rear garden. The house at the rear of the garden is side on with only one small window facing down into the garden of this property meaning you are virtually unoverlooked from the rear.

There is a driveway plus integral garage which features an anchor point suitable for anyone with a motorbike etc, plus additional parking on the front grass if required.

The property has been enjoyed in the same family ownership since brand new when it was first built by Abbey Homes in 2006.

This section of Ropes Drive is ideally situated and very close to a bus stop and local facilities, Tesco's, retail area adjacent to Tesco there is a doctors surgery, playgroup, sports facilities, Millennium playing field and adjacent woods are a short walk away for those who walk their dogs, young children, cycling/mountain biking etc.

An extremely spacious property awaits new family owners.

Front Garden

Driveway parking for one vehicle which in turns leads to the garage which has an up and over door. The property is situated at the end of a cul-de-sac, with the front garden being laid to lawn.

Entrance Hallway

9'4" x 6'9" (2.84m x 2.06m)

Wooden front entrance door into entrance hallway, radiator, stairs rising to first floor and doors to lounge, kitchen, dining room, downstairs cloakroom.

Lounge

18'7" x 10'7" (5.66m x 3.23m)

Triple aspect lounge, with windows to front, side and rear making this nice bright room for a good part of the day, the focal point of the room is a gas fireplace in wood surround and gloss hearth and backing, two radiators, door to large walk in understairs storage cupboard.

Kitchen

13'2" x 8'3" (4.01m x 2.51m)

Window and part glazed door to rear (westerly facing), overlooking the garden making this a nice sunny room in the afternoons, modern fitted kitchen with excellent range of units comprising base cupboards and drawers and eye level cupboards, fitted Bosch oven with gas hob and Bosch extractor hood above, ample worksurfaces, integrated washing machine, integrated fridge freezer, and integrated dishwasher, space for full height fridge freezer, radiator, 1 1/2 bowl single drainer sink unit, tiling and tiled floor.

Dining Room

12'9" x 9'5" (3.89m x 2.87m)

Lovely bright aspect dining room with glazed double French doors opening out directly onto the garden, these are westerly facing making this a very sunny and bright room especially in the afternoons and summer evenings with a radiator.

Downstairs W.C

Low flush W.C, wash hand basin, radiator and window to front

Landing

Access to loft space, radiator and an airing cupboard.

Bedroom One

16'0" x 10'8" (4.88m x 3.25m)

Twin double glazed windows to rear, radiator, two large free standing wardrobe and door to en-suite.

En-Suite

Spacious en-suite with double walk in shower enclosure with modern replacement shower and fully tiled in enclosure. Wash hand basin, W.C, radiator, extractor fan, recess ceiling spotlights with obscure window to rear.

Bedroom Two

14'11" x 9'6" (4.55m x 2.90m)

Another large double sized bedroom with double aspect windows to side and rear making this a nice and bright room, radiator.

Bedroom Three

10'11" x 8'11" (3.33m x 2.72m)

Radiator and window to front.

Bedroom Four

9'5" x 7'6" (2.87m x 2.29m)

Radiator, window to front, recess for wardrobe.

Bathroom

7'0" x 5'5" (2.13m x 1.65m)

Bath, wash basin, W.C, half tiled walls, extractor fan, radiator and window to front.

Rear Garden

One of the major selling points of the property is the garden, which is virtually unoverlooked from the rear. The garden commences with a large patio area plus lawn and shrubs being enclosed on two sides by brick wall and panel fence on the third side, the garden is westerly facing making this nice and sunny from lunchtime onwards, there is also a outside tap with a sturdy side entrance gate to the front garden.

Garage

Garage has an up and over door with a personal door that leads to the back garden and is supplied with power and light. cemented anchor point ideal for anyone with a motorbike.

Agents Notes

Tenure - Freehold

Council Tax Band - E

** Section 21 - Please note the sellers of this property have a relation that works for Foxhall Estate Agents**







Road Map



Hybrid Map



Terrain Map



Floor Plan



Approximate total area⁽¹⁾

1180 ft²
109.7 m²

(1) Excluding balconies and terraces

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.

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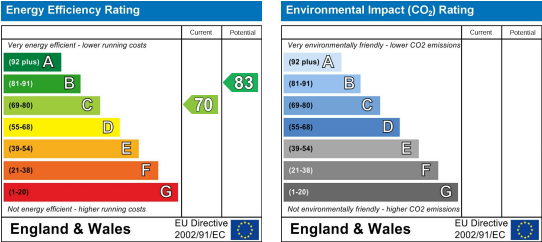
Floor 0

Floor 1

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.