

Foxhall



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Dover Road

East Ipswich, IP3 8JQ

Offers in excess of £350,000



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Summary Continued

Together with this is a huge width to width summerhouse which is the biggest the valuer has seen for several years. This has it's own fuse board so has power and light and is insulated, fitted roller blinds to all the windows and doors and is currently used as a cinema room and summerhouse. This is so large, that this could easily be separated into several different rooms as it has two access points, both of which are double doors. There is decking which is width to width outside the summerhouse, where there is currently a hot tub.

Situated in the ever popular East Ipswich location with good accessibility to the Ipswich town centre and waterfront and indeed the A12/A14. This is within the Copleston High and Britannia Primary school catchment areas (subject to availability) and adjacent to local amenities. Together with convenient bus routes, Ipswich hospital, Derby Road train station.

This property is a fantastic family home and in the valuer's opinion and early internal viewing is encouraged as to not miss out.

Front Garden

Attractive mid height brick wall round the front garden, low maintenance path to front door with an overhanging porch, to the side there is a driveway for two to three vehicles with access to the rear garden.

Entrance Hallway

Modern composite door coming into the property, with original wood flooring, door to dining room / bedroom four, stairs leading up to the first floor with glass balustrades, wall panelling through to the kitchen/ breakfast room / diner / family room.

Kitchen/Breakfast Room

8'10" x 16'7" (2.69m x 5.05m)

Comprising of wall and base units with cupboards and drawers under worksurfaces over, large Cuisine Master five ring gas hob with warming plate, stainless steel splashback, stainless steel extractor over, large hidden carousel larder cupboard, deep pan drawers, space for a large american style fridge freezer, spotlights, stainless steel sink bowl drainer unit with a mixer tap over, situated looking over the garden a double glazed windows to the rear, space and plumbing to the side for a dishwasher, hatch through to dining area, high skirting boards, radiator, raised uprights and through to the utility room.

Diner / Family Area

16'2" x 9'8" (4.93m x 2.95m)

Two Velux windows, two double glazed windows to the side, triple wooden double glazed bi-fold doors out on to the patio area, laminate flooring, high skirting boards and a radiator with bespoke cover and spotlights there are two archways to the kitchen / breakfast room.

Utility Room

7'6" x 5'9" (2.29m x 1.75m)

Comprising of wall and base units with cupboards and drawers under, space and plumbing for a washing machine, space for a dryer, splashback tiling, radiator, wall mounted Baxi boiler, tiled flooring, double glazed window to the rear with fitted blinds, wooden glazed pedestrian door to the outside and door to the downstairs bathroom.

Lounge

11'6" x 10'2" (3.53m x 3.10m)

Double glazed window to the front with fitted white shutters, feature fireplace with original tiles, wooden

floor, aerial and phone points, high skirting boards, a radiator and an archway through to the kitchen diner area

Downstairs Bathroom

8'8" x 5'10" (2.64m x 1.78m)

Panel bath with mixer tap over, a large vanity wash hand basin, low flush W.C, fully tiled walls and floor, heated towel rail, Velux roof light, spotlights and an extractor fan.

Second Reception Room

12'5" x 10'5" (3.78m x 3.18m)

Original Victorian style fireplace with hearth, original wooden floors, double glazed window to the front with fitted slatted blinds and a radiator.

Landing

Modern light and airy landing with glass balustrade, doors to bedrooms one, two, three and the family shower room, access to the loft and double glazed window to the front.

Bedroom One

10'3" x 10'4" (3.12m x 3.15m)

Full width wardrobes with storage with shelving and hanging rails, carpet flooring, radiator with wooden bespoke cover, double glazed window to the front.

Bedroom Two

10'3" x 8'11" (3.12m x 2.72m)

Two double glazed windows to the rear with fitted blinds, carpet flooring and a radiator.

Bedroom Three

10'4 x 6'6" (3.15m x 1.98m)

Double glazed window to the front with fitted roller blinds, carpet flooring and a radiator.

Family Shower Room

6'7" x 5'6" (2.01m x 1.68m)

Walk in shower cubicle with hand held shower and rainfall shower over all in black, wash hand basin with black tap over, fully tiled walls with porcelain tiled floor, double glazed obscure window to the rear with fitted blinds.

Rear Garden

40' x 80' (12.19m x 24.38m)

A larger than average spacious fully enclosed rear garden with large patio with porcelain tiles, suitable for not only a table and chairs but a whole patio suite with a wooden pergola over, mainly laid to lawn with mature trees, double wooden gate to the side for access, if required for vehicles with an outside tap. To the rear of the property there is a supersize summerhouse.

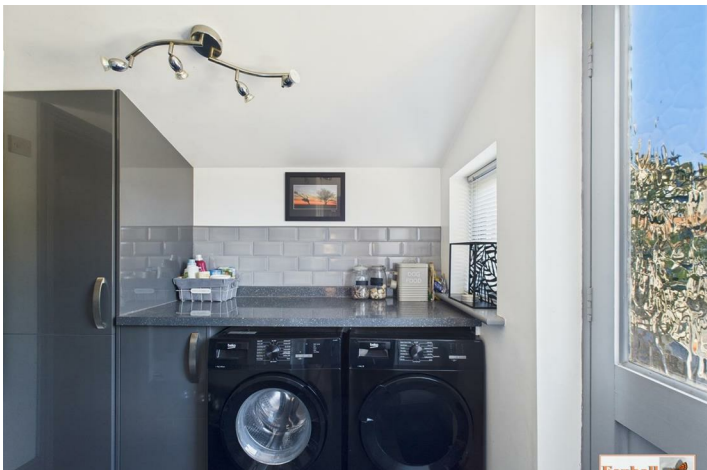
Summer House - 25'10 x 13'6, wooden floors, insulated,

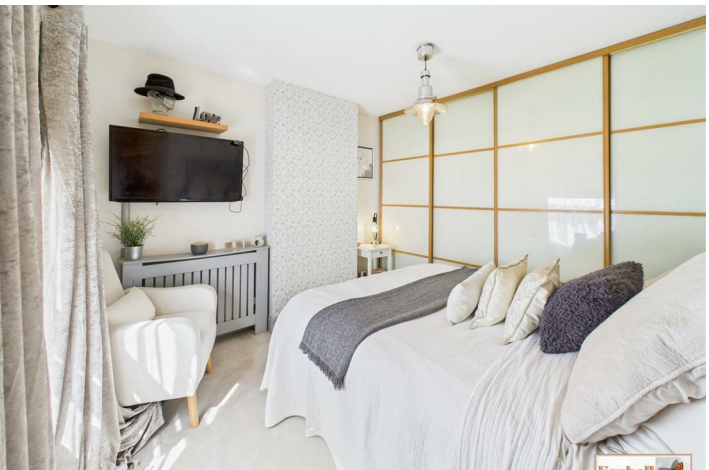
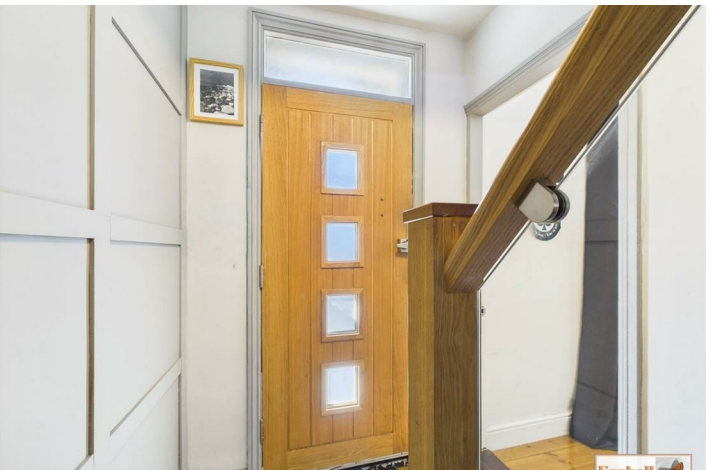
power and lighting, multiple glazed windows to the front including two glazed doors all fitted with roller blinds with decking at the front, has its own independent fuse box.

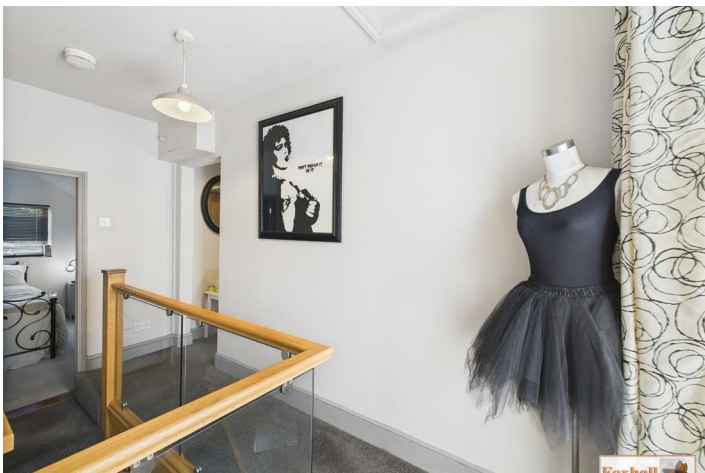
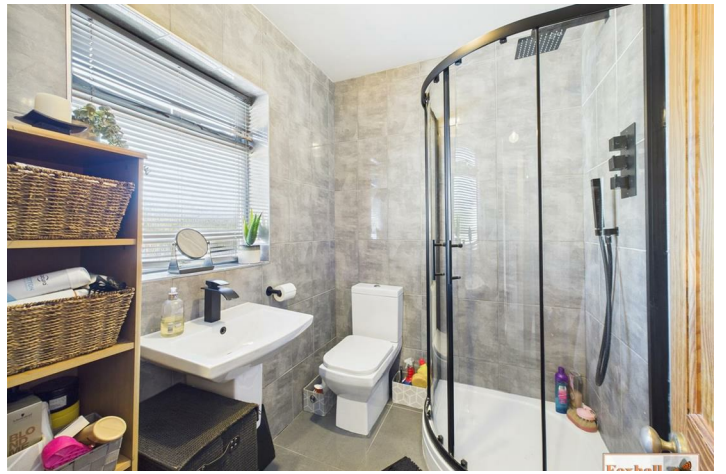
Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



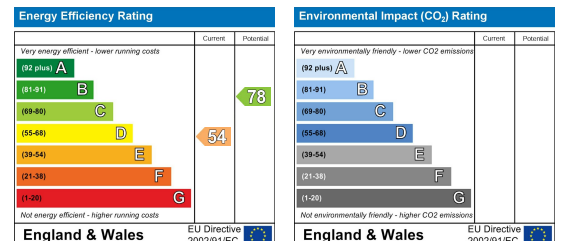
Floor Plan



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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