

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



Broadlands Way

Rushmere St. Andrew, Ipswich, IP4 5SU

Asking price £375,000



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Summary Continued

The top floor which serves a further two double bedrooms and a separate cloakroom, has a feature gallery landing with a window overlooking the garden, another specific Chater touch.

The garden itself is westerly facing being an absolute suntrap especially in the afternoons, with a secluded and sheltered seating out area. There is a carpark space adjacent to the garage, and the garage itself has an electric up and over door supplied with power and light and the vendors have very cleverly put a ceiling in the garage to give it it's own large loft storage area.

Within the property is gas central heating via a regularly serviced boiler and sealed unit double windows and doors.

An early internal viewing is highly advisable to avoid missing out on this delightful property.

Front Garden

Low Maintenance block paved driveway with side access via wooden gate to rear garden.

Entrance Hallway

Entrance door into entrance hallway, doors to lounge, kitchen/diner and downstairs W.C

Lounge

15'11" x 11'8" (4.85m x 3.56m)

This is a lovely front to back lounge with double doors opening out direct into the westerly facing garden, double glazed window to front.

Kitchen/Diner

24'5" x 8'7" (7.44m x 2.62m)

Modern completely replaced kitchen in 2021 in Sophia Graphite style with Zanussi four ring gas hob, double

oven, full height bottle rack, integrated fridge and freezer, integrated dishwasher, ample selection of contemporary gloss fronted units comprising deep base drawers, cupboards and eye level cupboards, double glazed window to front with nice views over trees, 1 1/2 bowl sink unit with wooden drainer and wooden worksurfaces, tiled floor with a glazed bay window from the dining area with double doors opening directly out into the garden.

Cloakroom W/C

5'10" x 3'2" (1.78m x 0.97m)

Low flush W.C, radiator, double glazed obscure window to front

First Floor Landing

Stairs to second floor, radiator, spacious cupboard with shelving housing the Worcester green star combi boiler doors to bedroom one, bedroom two and bathroom.

Bedroom One

15'8" x 10'0" (4.78m x 3.05m)

Triple aspect front to back bedroom, with double glazed window to front offering lovely views over the trees, double glazed window to rear with lovely views over the garden and the established trees beyond. There is an additional window to side making this a lovely sunny room for virtually the whole day, radiator at either end with door to en-suite.

En-Suite Shower Room

Comprising walk in shower enclosure with Aqualisa shower, fully tiled in shower area, wash hand basin , low flush W.C, extractor fan and heated towel rail.

Bedroom Two

15'8" x 8'9" (4.78m x 2.67m)

Lovely front to back room very bright and sunny room in both the mornings and afternoons, radiator to front and rear, double glazed window to front overlooking trees built in double wardrobe.

Family Bathroom

6'6" x 6'2" (1.98m x 1.88m)

Replaced in 2022 comprising of a vanity wash hand basin with drawers under with mixer tap, L shaped bath, double glazed obscure window to front and low flush W.C.

Second Floor Landing

Feature gallery style second floor landing looking down to a full height window to the rear and this creates quite a feature.

Bedroom Three

11'7" x 9'3" (3.53m x 2.82m)

Double glazed window to front and a radiator

Bedroom Four

10'0" x 9'4" (3.05m x 2.84m)

Double glazed window to front and side and a radiator.

Second floor Cloakroom

Vanity wash hand basin unit with separate W.C, radiator, roof light window to front and flooring.

Rear Garden

Garden is largely laid to lawn and is westerly facing, with a large patio area sheltered and secluded and creates a real suntrap, ideal for sitting out having an afternoon cuppa, glass of wine or al fresco dining.

The garden is enclosed by panel fencing and there is currently a summer house with glazed double doors this may be available by separate negotiation.

Approached from the rear adjacent to the garage there is an additional car parking space, the previous owner has fenced this in to create an additional storage area within the garden itself. By removing a short piece of the fencing this could be returned to it's original additional driveway car parking space. adjacent to the garage. Within this fencing at present there is a wooden access gate providing pedestrian access from the garage area to the rear garden.

Garage

Brick built garage with personal entrance door leading direct into the garden, modern replacement electric door, light and power connection. The ceiling of the garage has been boarded to create a large loft space within the pitched roof void, access is via a loft hatch with pull down ladder and light in the loft space area.

Surrounding Areas

The position of this property is ideal and the location generally is highly sought after with access, literally a stones throw away for walks in the surrounding woodlands, making it ideal for people with small children, dog walkers and mountain bikers etc. Furthermore Rushmere Common and Golf Course are a short walk

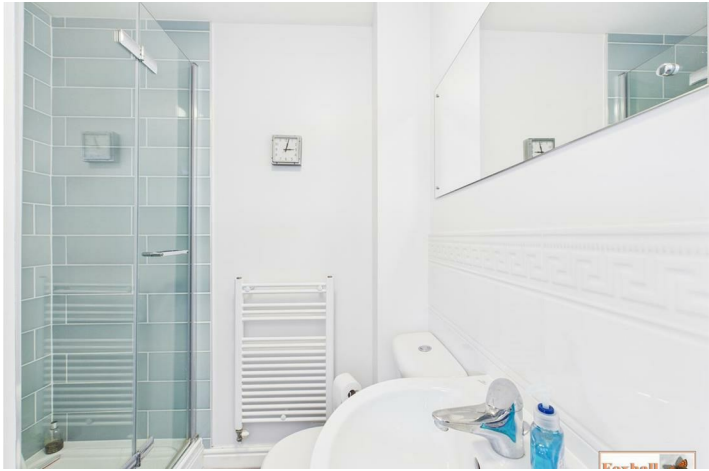
away and there are a selection of local shops and bus routes throughout the development. Alternatively, Ipswich Hospital is only a five minute drive away. It is only a two minute walk from Millstream nature reserve and is highly convenient for Broke Hall primary and Copleston High school catchment (subject to availability).

Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



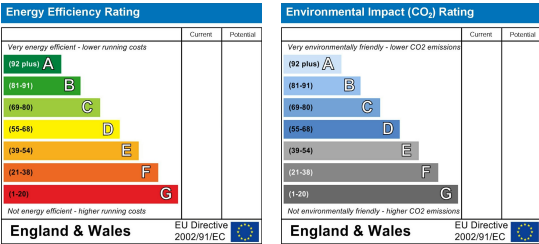
Floor Plan



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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