

Foxhall



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Valley Road

North Ipswich Ipswich, IP1 4PE

Asking price £525,000



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There are areas of lawn, a large patio, wildlife areas and a wealth of established trees and shrubs plus three sheds to remain.

The property is situated in a sought-after North Ipswich location that is near Ipswich School and in the Northgate High School catchment area. A short walk through Christchurch Park leads to Ipswich town centre amenities including shops, schools and further and higher education, doctors and dental surgeries, cinemas, theatres, cafes and restaurants and fashionable regenerated waterfront bars and bistros with marina views.

Nearby parks, rivers and coastline provide a wide variety of additional outdoor and cultural attractions, and a mainline railway station provides direct links to London Liverpool Street.

Early viewing is highly advisable.

Front Garden

Mainly tarmacked, providing ample parking for several vehicles and enabling three-point driveway turns. Screened by hedging all round with well-established shrub borders.

Entrance Hallway

14'9" x 7'11" (4.50m x 2.41m)

Original leaded-light glazed front entrance door and side panels from tiled entrance porch, with stairs rising to the first floor and doors to the sitting room, kitchen and utility room. Large double radiator and large under-stairs cupboard complete with safe.

Sitting Room

15'0" x 14'0" (4.57m x 4.27m)

Access from hallway, with focal stone fireplace

surround and open hearth fireplace, now unused for several years but understood to be working. Large south-facing double-glazed bay window to front filling room with light. Large double angled radiator under bay window, picture rail and built-in wooden bookcase.

Lounge/Dining Room

21'10" x 14'10" (6.65m x 4.52m)

Access from sitting room, very large front and rear dual-aspect lounge/dining room with south-facing double-glazed windows to front and near full-width double-glazing to rear and sliding patio door leading directly onto patio area with fine views across lawns and beyond. Two double radiators, one under front window, and wall lights.

Kitchen/Diner

14'11" x 12'0" (4.55m x 3.66m)

Access from hallway, with fitted kitchen comprising wall and base units with cupboards and drawers under work surfaces and wall-mounted cupboards over. Large radiator with double-glazed patio doors leading to rear lawn with double-glazed side windows.

Utility/Coat/Boot Room

11'4" x 3'11" (3.45m x 1.19m)

Access from hallway, L-shaped utility room also serving as coat/boot room with sink unit and cupboards with plumbing for washing machine under, wall-mounted Baxi EcoBlue boiler (installed in 2016 with full annual service book and last serviced by British Gas 23 April 2025), recessed ceiling spotlights, large radiator and double-glazed window to rear with doors to downstairs shower room, walk-in pantry and rear hallway.

Downstairs Shower Room

8'1" x 5'6" (2.46m x 1.68m)

Access from utility room, modern shower room with

walk-in double shower enclosure and Mira Element shower with Dolphin-style backing boards. Vanity unit hand wash basin inset into cupboards with storage surfaces, low-level WC inset into additional vanity-style cupboards, extractor fan, fully tiled walls, tiled floor, heated towel rail/radiator and recessed ceiling spotlights, shaver light and double-glazed frosted window to rear.

Pantry

6'1" x 5'6" (1.85m x 1.68m)

Access from utility room, with ample shelving and double-glazed frosted window to rear.

Rear Hallway

8'6" x 3'0" (2.59m x 0.91m)

Access from utility room, with rear door leading to paved walkway beside house connecting front and rear gardens. Fanlight roof-opening window, with doors to walk-in storage room and garage.

Walk-in Storage Room

6'0" x 5'6" (1.83m x 1.69)

Access from rear hallway, with shelving and double-glazed frosted window to side, light and power.

Landing

Access from entrance hallway with loft access via sprung ceiling door with folding ladder and large double-glazed window to side.

Bedroom One

16'6" x 13'11" (5.03m x 4.24m)

Access from landing, very large double bedroom with large south-facing double-glazed bay window to front filling room with light and west-facing double-glazed side window. Large angled radiator under bay window, picture rail and built-in double wardrobe.

Bedroom Two

14'11" x 10'8" (4.55m x 3.25m)

Access from landing, large double bedroom with double-glazed picture window to rear with extensive views over rear garden and west-facing double-glazed side window. Radiator under window, picture rail and built-in double wardrobe.

Bedroom Three

11'4" x 9'11" (3.45m x 3.02m)

Access from landing, good-sized double bedroom with double-glazed picture window to rear with extensive views over rear garden. Radiator under window and picture rail.

Family Bathroom

8'10" x 7'9" (2.69m x 2.36m)

Access from landing, modern family bathroom with ample space for both bath and separate walk-in shower enclosure, vanity unit hand wash basin inset into

cupboards beside and above with storage surfaces, low-level WC, extractor fan, fully tiled walls, tiled floor, heated towel rail/radiator and recessed ceiling spotlights with spotlights over vanity mirror. Large wall mirror, south-facing double-glazed frosted window to front, radiator under window.

Rear Garden

120' x 114' max (36.58m x 34.75m max)

Exceptional, extensive mature landscaped rear garden starting at 70' wide at the house and expanding to 114' wide at the rear with areas of lawn, a large patio with brick planting borders, wildlife areas and a wealth of established trees and shrubs. High hedging and a variety of mature trees prevent overlooking in most parts of the garden.

Plentiful colour throughout the year with areas of shade and light for all seasons and several hidden, secluded areas accessed via archways and paths. A wildlife haven.

Very large timber shed in far-left corner, second large timber shed to middle-right and third, modern shed close to house rear-right. Outside power, tap, rainwater collection and access to front garden and driveway via paved walkway beside house through sturdy locking side timber gate.

Offering considerable side/rear extension potential as part of a large plot measuring approximately 0.36 of an acre.

Garage

16'10" x 8'6" (5.13m x 2.59m)

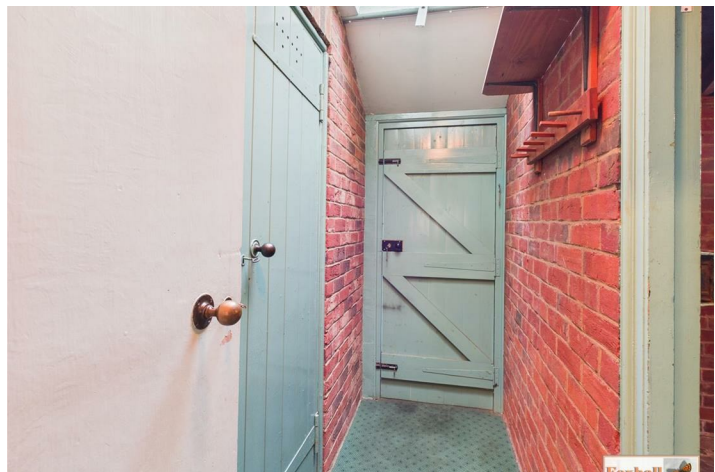
Access via rear hallway, with shelving and double-glazed window to side and eaves storage space, light and power, modern up-and-over garage door.

Agent's Notes

Tenure - Freehold

Council Tax Band - F









Road Map



Hybrid Map



Terrain Map



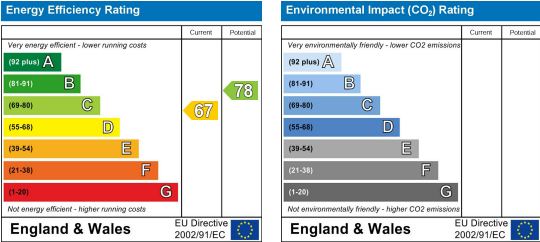
Floor Plan



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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