

Foxhall



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Jupiter Road

East Ipswich, IP4 4NT

Asking price £535,000



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Summary Continued

At the rear of the property there is a large westerly facing rear garden which is unoverlooked from the rear and provides a real suntrap with a patio ideal for having a morning cuppa, afternoon glass of wine and alfresco dining.

To the front of the property is a triple width gravel driveway for parking for up to three cars. Additionally there is a wide rear access driveway that the owners have right of way on, so could be suitable for parking for a caravan, motorhome etc.

The whole house is full of lovely Edwardian features which include high lip skirting boards, dado rails, original Edwardian fireplaces, picture rails, panelled internal doors, feature balustrading on stairs, ceiling roses, corbels and a magnificent leaded light and stained glass front inner entrance door and it is very well presented throughout.

There is access from the hallway to a large 16'6" x 11'10" dryline cellar supplied with light and power and the original part of the house was re-roofed in 2017 carrying a 10 year warranty. Toilet and bathroom facilities are throughout the property which includes a downstairs cloakroom, both a family bathroom and adjacent shower room on the first floor and an additional shower room and W.C on the top floor. The property comes complete with gas central heating and double glazed windows with vast majority UPVC.

Jupiter road is a quiet cul-de-sac but it is extremely convenient within walking distance to a whole range of local shops and facilities and bus routes into the town centre is nearby. Situated in the highly sought after Copleston Catchment which itself is only a 10 minute

walk away as is the popular Britannia Primary school.

An early internal viewing is highly advised to fully appreciate the size and quality and character of all the accommodation has to offer.

Front Garden

Enclosed by low brick wall and a wide entrance with gravel providing ample parking for three vehicles, there is a wide side access with a metal gate to the rear garden.

Entrance Porch

Double glazed front entrance door through to entrance porchway. Front inner door leading into entrance hallway.

Entrance Hallway

Magnificent leaded light and stained glass front inner entrance door., radiator, stairs rising to first floor with feature balustrading and recessed ceiling spotlights, door to cellar.

Dining Room

11'11" x 11'8" (3.63m x 3.56m)

Easterly facing making this a lovely sunny room first thing in the morning, focal point of the room is an Edwardian fireplace with tiled side panels and decorative wrought iron surround incorporating previously a gas fire but has been disconnected. We believe they may be able re-instigate back into a working open fire, subject to the necessary works and buyers are advised to make their own enquiries concerning this, two radiators, bay window to front, stripped wooden floor boards.

Utility Room

12'2" x 9'7" (3.71m x 2.92m)

Extremely spacious utility room, complete with single drainer sink unit with cupboards beneath, space and plumbing for a washing machine, worksurfaces, double glazed window to side, part glazed pedestrian door going out to the rear, electric radiator with eye level cupboards.

Garage / Storage Room

12'11 x 5'7 (3.94m x 1.70m)

With power and light, accessed from the utility room.

Lounge

12'11" x 12'11" x 16'11" x 11'9" (3.94m x 3.94m x 5.16m x 3.58m)

In the lounge the focal point of the room is a modern style fireplace surround incorporating an electric wood burner style fire, radiator, open through to the rear extended part of the lounge, which is a highly impressive pitched roof extension, which is both south and westerly facing with two Velux rooflight windows. There are additional double glazed windows with fitted blinds and double glazed French doors opening out to the rear garden, stripped wood flooring, three radiators and wall light points.

Sitting Room

11'6" x 10'8" (3.51m x 3.25m)

Lovely cosy square shaped sitting room, the centrepiece of which is a superb wood burner inset into an original red brick surround in inglenook style with timber surround, stripped wood flooring, space for a t.v, two built in cupboards with shelving.

Kitchen/Diner

17'0" x 11'11" (5.18m x 3.63m)

1 1/2 sink bowl unit, excellent selection of wall and base fitted units with cupboards and drawers under work surfaces over, built in NEFF double oven, four ring Whirlpool gas hob, extractor hood above, splashback, double glazed picture window to rear which is westerly facing making this a very pleasant and sunny room especially in the afternoons, radiator, tiling, additional base fitted cupboards and drawers, ceiling pendant hanging lights and a window to the front. Boiler for heating is in one of the cupboards.

Rear Lobby

Double glazed door to rear and a radiator.

Downstairs Cloakroom

6'10" x 3'0" (2.08m x 0.91m)

Low flush W.C, wash hand basin, chrome heated towel rail, obscured double glazed window to front, wall mounted boiler for water heating only which the vendor tells us is going to be replaced by a new boiler prior to completion.

Landing First Floor

Stairs rising to second floor, feature balustrading, wall lights, two radiators, windows to front and side.

Bedroom One

16'1" x 11'9" (4.90m x 3.58m)

Magnificent main bedroom with feature double bay window to front complete with full width window seat, with separate window to front, two radiators, vanity unit wash basin with cupboards beneath and the focal point of the room is an Edwardian fireplace with tiled side panels and decorative wrought iron surround.

Bedroom Four

10'7" x 9'7" (3.23m x 2.92m)

Feature Edwardian fireplace with decorative wrought iron surround, window to side, radiator.

Bedroom Three

12'10" x 10'8" (3.91m x 3.25m)

Radiator, window to rear with lovely views overlooking the garden, feature Edwardian fireplace with tiled side panels and decorative wrought iron surround.

Family Bathroom

9'2" x 4'4" (2.79m x 1.32m)

Lovely westerly facing bathroom making this very sunny and pleasant from mid afternoon onwards, with a good sized bath, vanity unit wash hand basin, radiator, window to rear, extractor fan, chrome heated towel rail and fully tiled walls, low level W.C

Shower Room

5'1" x 4'8" (1.55m x 1.42m)

Double walk in shower enclosure with overhead rainfall shower, radiator, heated towel rail with an extractor fan.

Bedroom Two

12'0" x 9'8" (3.66m x 2.95m)

Radiator, window to rear, full height, full width quadruple mirror fronted wardrobes concealing hanging and shelved storage space.

Landing Second Floor

Door to bedroom five, bedroom six and shower room.

Bedroom Five

10'3" x 9'9" (3.12m x 2.97m)

Radiator and window to front.

Bedroom Six

10'2" x 6'4" (3.10m x 1.93m)

Radiator, window to rear overlooking the garden, door to a large eaves storage/loft area which is supplied with light and extensively boarded.

Shower Room

6'1" x 4'4" (1.85m x 1.32m)

Walk in shower cubicle with Triton Cara shower, W.C,

wash hand basin, radiator fully tiled in shower area and extractor fan.

Rear Garden

Large garden screened from the rear and extensively enclosed by panel fencing, the garden commences with a south and westerly facing paved courtyard area and absolutely sheltered and enclosed suntrap ideal for sitting out having a morning cuppa, afternoon glass of wine and alfresco dining. The garden is completely unoverlooked from the rear and also from the side courtesy of high hedging and established trees and shrubs. There is also a secondary paved courtyard area behind the extended lounge which is south facing. In the middle of the lawn is a pond with pergular and two metal sheds to the rear and a rear decking area and seating area plus an additional wooden shed. (All sheds are to remain)

At the rear of the garden is a pedestrian gate which leads out to a right of way driveway which is accessed from a double wooden gate further along. This would be ideal for anyone perhaps with a caravan, motorboat, motorhome etc as this is a wide driveway enabling a vehicle to turn. There is potential for adding double gates at the rear. This is currently with Land registry to register on the title deeds to make it official.

Dryline Cellar

16'6" x 11'10" (5.03m x 3.61m)

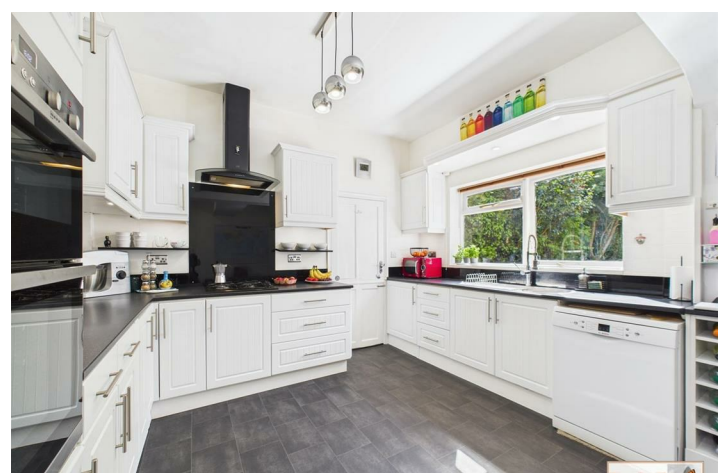
Access from the entrance hallway, supplied with power and light.

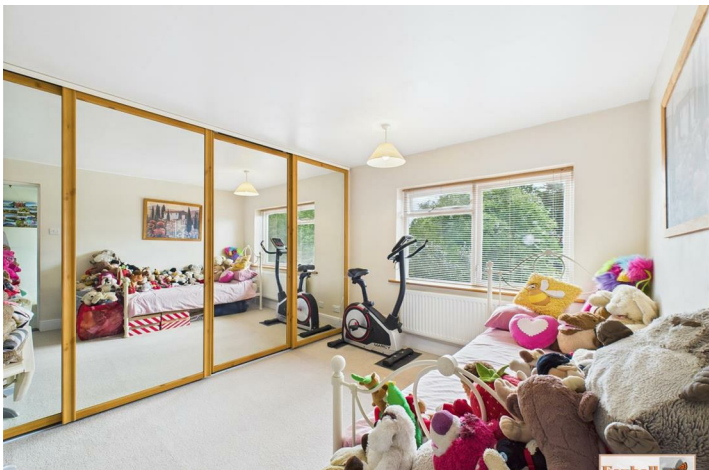
Agents Notes

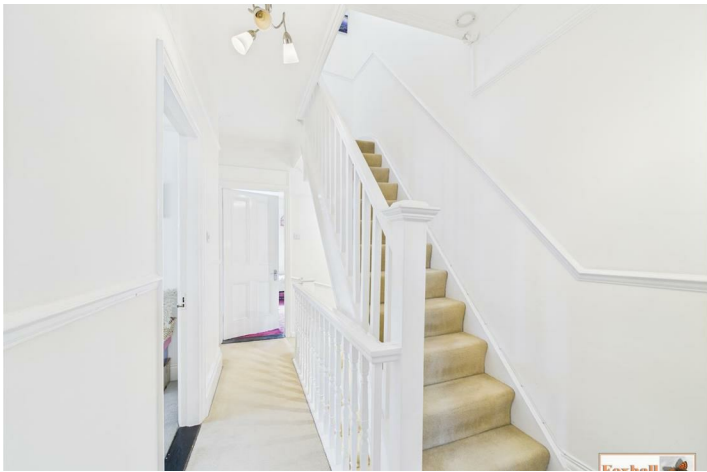
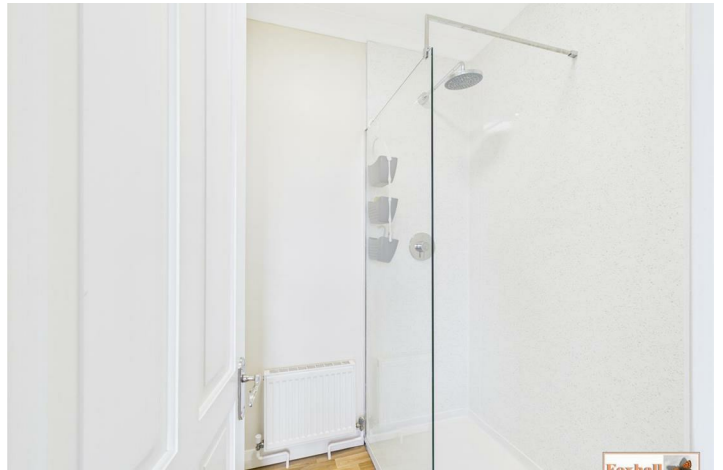
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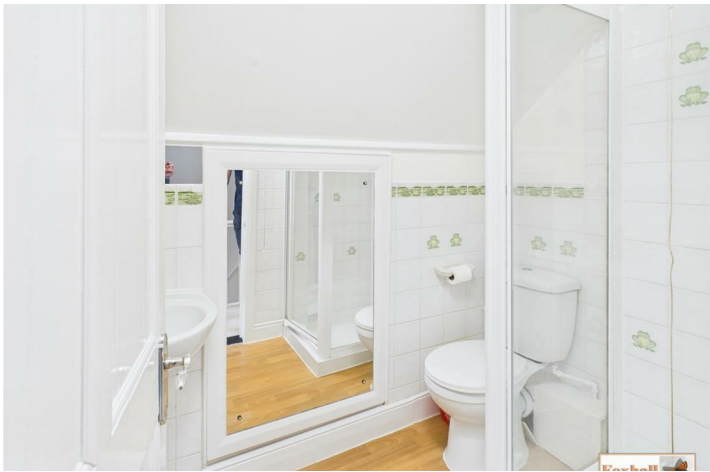
Council Tax Band - E











Road Map



Hybrid Map



Terrain Map



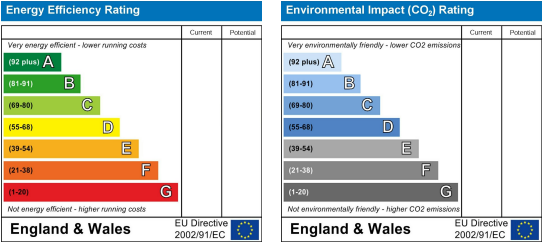
Floor Plan



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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