

# Foxhall



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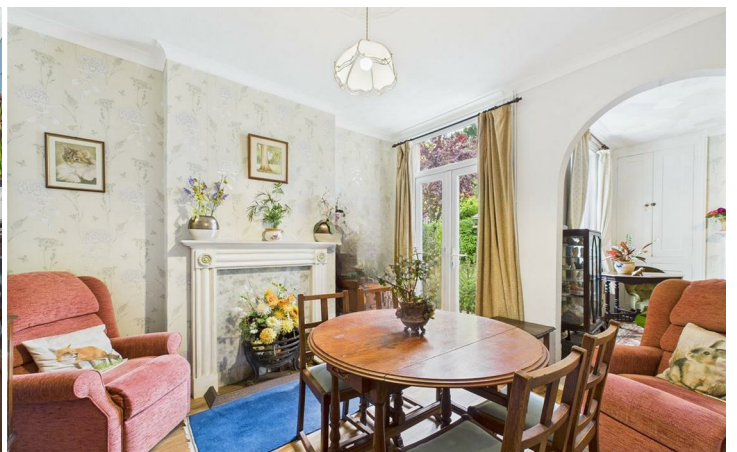
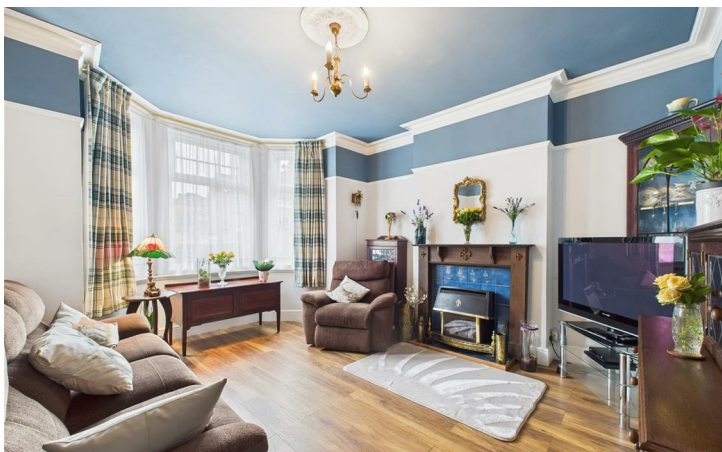
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**Spring Road**  
East Ipswich, IP4 5NR

Asking price £300,000

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# Spring Road

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## Summary Continued

The roof was overhauled with new felting and upgraded insulation in the loft space. Unusually for properties in this part of the town there is a drop kerb with a double length driveway which has double wooden gates and a side pedestrian access.

The property has been thoroughly enjoyed by the same owners for over thirty-five years and could now benefit from some upgrading, refurbishment and modernisation, after which this very large family home in the most convenient of locations awaits lucky new owners.

## Entrance Hallway

Replacement double glazed front entrance door with inset leaded light feature. Stairs rising to first floor with under-stairs storage area and cupboard. Decorative corbels and feature balustrading on the staircase with doors to dining room, lounge and sitting room off.

## Lounge

15'2" x 13'4" (4.62m x 4.06m)

Deep bay window to front, tiled fireplace and hearth with wood surround incorporating gas fire (may have been disconnected) and radiator.

## Dining Room

12'4" x 11'4" (3.76m x 3.45m)

Lovely southerly facing dining room full of sunshine and natural light, with double glazed floor to ceiling French doors opening out into the garden, a fireplace with wooden surround and a radiator. Step up through an arch through to the sitting room.

## Sitting Room

11'10" x 9'9" (3.61m x 2.97m)

Tiled fireplace with tiled hearth and wood surround (not tested), door to double cupboards adjacent to the fireplace, radiator and picture window to side, which faces east, making this a very pleasant and sunny room especially in the mornings.

## Kitchen Breakfast Room

11'10" x 10'8" (3.61m x 3.25m)

Lovely double aspect kitchen with full picture windows to both east and southerly facing making this full of sunshine for a good part of the day. Single drainer sink unit, ample work surfaces, base drawers, cupboards and eye level units, plus a larder cupboard. Tiling, space under work surface for both a fridge and freezer, Baxi wall mounted boiler, part double glazed door to side.

## First Floor Landing

Access to loft space, doors to three bedrooms and bathroom off.

## Bedroom One

17'8 x 12' (5.38m x 3.66m)

A very impressive, large main bedroom with deep bay window to front and lovely views over woodland opposite in Trafalgar Close. There is also a secondary window to the front and two radiators.

## Bedroom Two

12'6" x 10'7" (3.81m x 3.23m)

Beautiful original wrought iron original Victorian fireplace and surround, radiator, window to rear overlooking the garden, fitted cupboards and shelving in recess.

## Family Bathroom

10'10" x 8'4" (3.30m x 2.54m)

Modern replacement bathroom comprising; bath with shower over, fully tiled walls in bath / shower area, vanity unit wash basin and W.C. window to side which is easterly facing, making this a lovely sunny room especially in the mornings and radiator.

## Bedroom Three

11'10 x 10'8" (3.61m x 3.25m)

Beautiful original Victorian wrought iron fireplace and surround, radiator and window to rear.

### Front Garden

Enclosed by low brick wall and hedging with flowers/shrubs.

### Driveway

A drop kerb and driveway leading to a pair of double gates, giving access to a shingled area which could accommodate a further vehicle. There is also a pedestrian side access that leads to the rear garden.

### Surrounding Area

The rear garden is half paved with a patio area which is an absolute suntrap and ideal for sitting out for virtually the whole day, for a morning cuppa, an afternoon glass of wine or alfresco dining.

Along one side is a large area of very well stocked flower, shrub, bulb and tree borders, including a small pond. There is pedestrian side access leading back to the front of the property

This property in Spring Road is ideally situated just 50yds from the bus stop that goes in to Ipswich town, walking distance is no more than 15 mins to the town centre, waterfront, university and Suffolk New College area.

There is also a selection of shops and facilities at the top of Spring Road near the Cauldwell Hall Road junction.

### Rear Garden

Enclosed by a high brick wall and panel fencing, backing on to the woodland at the back of Springhurst Close

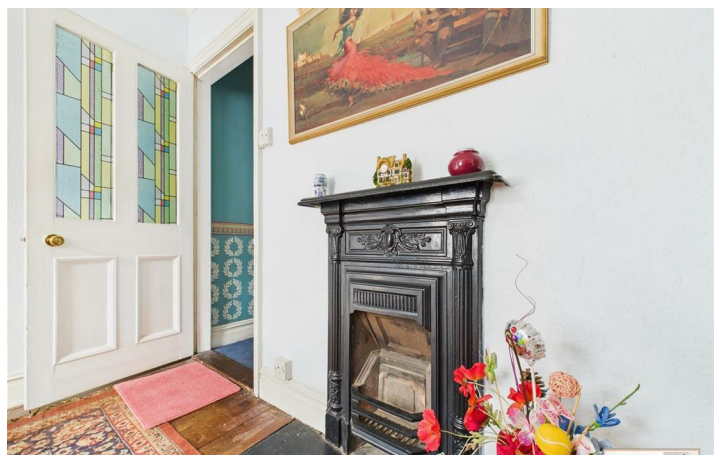
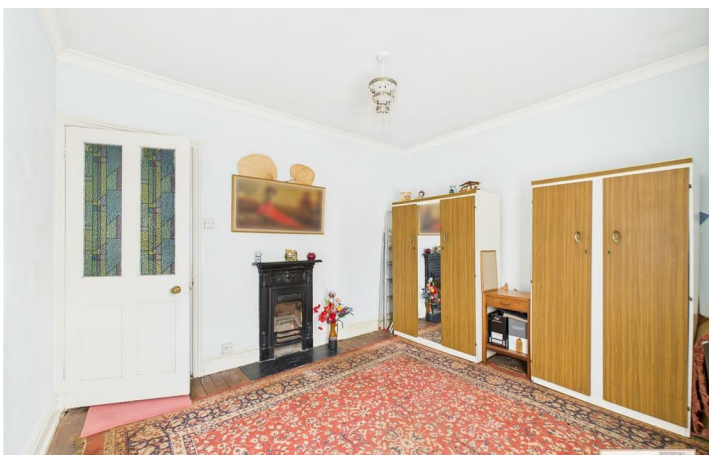
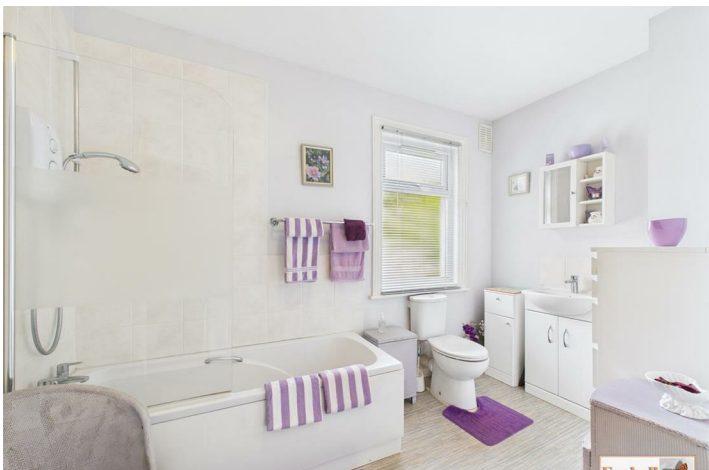
### Agents Notes

Tenure - Freehold

Council Tax Band - C





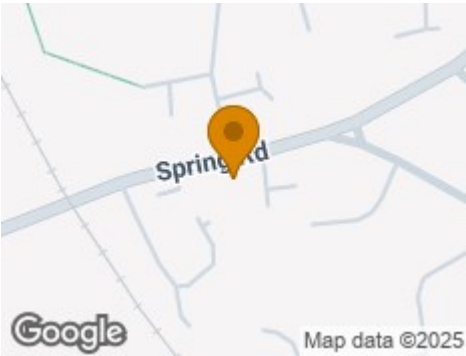








Road Map



Hybrid Map



Terrain Map



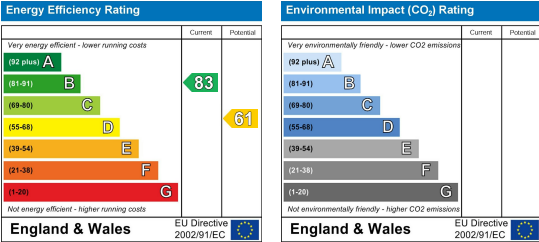
Floor Plan



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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