

# Foxhall



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## Hillside Cottages

Freston, Ipswich, IP9 1AA

Guide price £210,000





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## Front Garden

Pathway to the door, lawn area, borders packed with flowers and shrubs and door to the front.

## Lounge

11'11" x 11'5" (3.63m x 3.48m)

Feature brick fireplace with a gas inset fire with back boiler behind, carpet flooring, built in shelves to either side of the chimney breast provide ample storage space, double glazed sash window to the front and door to the kitchen.

## Kitchen / Breakfast Room

9'10" x 9'5" (3.00m x 2.87m)

Comprising of wall and base units with cupboards and drawers under and worksurfaces over, stainless steel sink bowl drainer unit, free standing electric oven, breakfast bar, space under counter for a fridge, splashback tiling, glazed window to the rear, radiator, LPG, wall lights, space under the stairs for table and chairs, door to the stairs and a door through to the utility lean to.

## Utility Lean-to

7'8" x 5'10" (2.34m x 1.78m)

Plumbing and space and power for a washing machine, dryer, fridge freezer and several other utilities, radiator, carpet flooring, glazed window to rear, glazed door to the rear.

## Landing

Door to bedroom one, bedroom two and the bathroom. There is also a loft hatch.

## Bedroom One

9'11" x 9'3" (3.02m x 2.82m)

Glazed window to rear, radiator with carpet flooring.

## Bedroom Two

10'1 x 6'6" (3.07m x 1.98m)

Double glazed sash window to the front, carpet flooring, built in double wardrobe and a radiator.

## Bathroom

7'2" x 4'7" (2.18m x 1.40m)

Panel bath with shower over, low flush W.C, pedestal wash hand basin, carpet flooring, radiator, shaver point, extractor fan and a cupboard housing the tank and shower controls.

## Rear Garden

Mid height fence, mainly laid to lawn, planting area filled with mature shrubs and bushes with access to the old outhouse. The outhouse is of brick of tile construction to the rear of the bake house there is a hard standing area suitable for bins and oil tank if required, currently there are LPG containers as the property is powered by LPG, however other cottages have got oil therefore could be converted if new owners required. To the rear of the garden you have a seating area with lawn and pathway through to the rear of the garden and to the bakehouse.

## Bake House

12'3" x 8'1 with two areas 8'10" x 4'0" (3.73m x 2.46m with two areas 2.69m x 1.22m)

Built of brick and tile with a pitched roof, there is no power and light, perfect for a workshop / storage / office area with glazed windows to the front and door. To the rear of the bake house there is access to two further brick stores attached behind.

## Further Garden To Front

Situated to the right of the driveway as you drive up is a further parcel of land which also belongs to the property. It is currently laid to lawn with mature shrubs and plants



and a small summer house. New owners have the opportunity to turn this to car parking or partial car parking or keep entirely as garden.

### Agents Notes

Tenure - Freehold

Council Tax Band - B

### Peninsula

Freston is a small village which is the first as you drive up onto the peninsula. It is nestled in the countryside however stretches down to the waterfront also. Along with the rest of the award winning peninsula from Shotley through to Holbrook offers a multitude of award winning public houses & restaurants, several marinas & clubhouses, an active theatre company, football team, bowls club, walking club, several takeaways, post offices and local corner shops as well as a co-op, two butchers & a hairdressers. Being the nearest to Ipswich it offers a slice of village life with a number of the conveniences of a town.

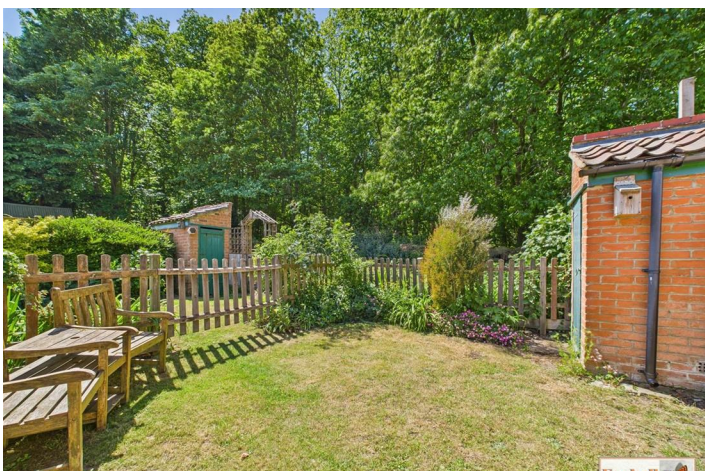
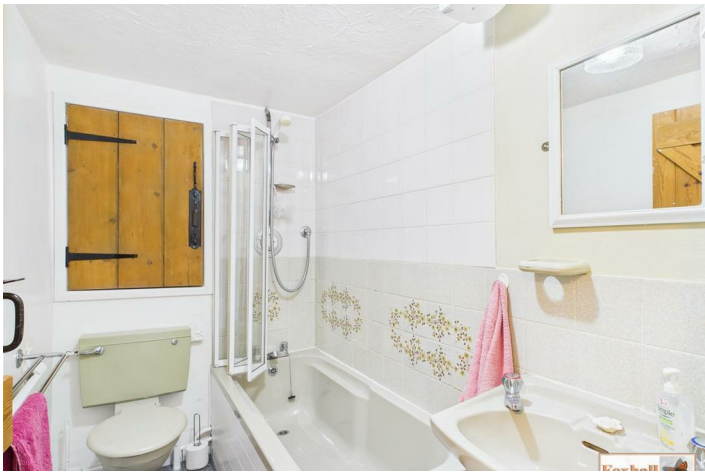
Bus stop within short walking distance and both the end of the peninsula and Ipswich town centre & waterfront just a bus ride or short drive away. The public house, waterfront and Stoke Sailing Club, Landmark Trust Freston Tower, church and infamous bluebell woods are equally a short walk away and Holbrook Academy and the Suffolk Food Hall is a bus ride or short drive away. There are twin doctors' surgeries at Shotley & Holbrook & a few lively Facebook groups for all peninsula news & free site.

















## Road Map



## Hybrid Map



## Terrain Map



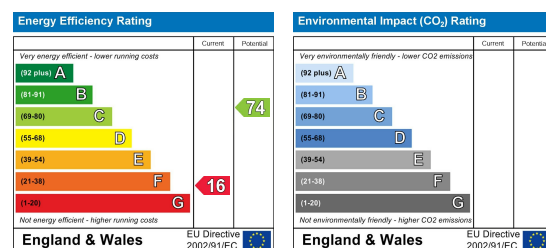
## Floor Plan



## 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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