

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



Glemham Drive

Rushmere St. Andrew, Ipswich, IP4 5BH

Guide price £435,000



4



2



2



Glemham Drive

Rushmere St. Andrew, Ipswich, IP4 5BH

Guide price £435,000



Front Garden

Low maintenance front garden, mainly laid to lawn with established trees and bushes with a paved area for off road parking, side access via a pedestrian gate to the rear garden.

Entrance Hallway

Oak laminate flooring, radiator with bespoke wooden cover, stairs to first floor, dado rails, ceiling rose, cupboard under the stairs with plenty of storage, door to lounge, wooden glass door into kitchen/breakfast room.

Kitchen/Breakfast Room

26'11" x 9'0" (8.20m x 2.74m)

Comprising of wall and base units with cupboards and drawers under work surfaces over, under counter lights, space for a large american style fridge freezer, two AEG integrated double ovens with AEG induction electric hob, glass splashback, extractor fan over. Large slide out drawers, pan drawers, space for a dishwasher, space and plumbing for a washing machine, space for a tumbler dryer, Asterite 1 1/2 sink bowl drainer unit with a mixer tap over with an incinerator in, double glazed window to the rear with fitted blinds, wooden splashbacks, two double glazed french doors opening out to the rear garden both fitted with roller blinds, built in cupboard housing the Worcester combination boiler, separate breakfast bar to seat at least four people, with inbuilt wine rack, spotlights, high skirting boards, under plinth heater, upright large modern radiator, oak laminate flooring with door to downstairs cloakroom and dining room.

Lounge

17'2" x 11'10" (5.23m x 3.61m)

Carpet flooring, high skirting boards, coving, large double glazed square bay window to front with fitted blinds, radiator, aerial and phone points.

Dining Room

16'0" x 8'0" (4.88m x 2.44m)

Double glazed window to the front, oak laminate

flooring, cupboard housing the fuse board and the invertor and battery for the solar panels. This is perfect for use as a dining room/office or snug.

Downstairs W.C.

Pedestal wash hand basin, low flush W.C., obscure double glazed window to side, radiator, splashback tiling, oak laminate flooring.

Landing

Airing cupboard has the tank and plenty of storage, access to the loft (part boarded with no light), doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom with dado rails and ceiling roses.

Bedroom One

13'0" x 12'8" (3.96m x 3.86m)

Carpet flooring, radiator, double glazed window to the front, ceiling rose, quadruple fitted wardrobe with an archway and lobby area to the en-suite, double glazed window to the front in the archway.

En-Suite

Four piece en-suite with a corner oval bath with a mixer tap and hand held shower over, walk-in cubicle with shower with hand held and rainfall shower head over, low flush W.C, vanity wash hand basin, heated towel rail, splashback tiling, obscure double glazed window to the front with fitted roller blind, extractor fan and vinyl flooring.

Bedroom Two

10'0" x 9'9" (3.05m x 2.97m)

Double Glazed window to the rear, carpet flooring, radiator.

Bedroom Three

Double glazed window to the rear, built-in wardrobe, double recess area this could be made into another wardrobe/desk cavity or reading nook with carpet flooring and a radiator.

Bedroom Four

Double glazed window to the rear, radiator, carpet flooring, alcove for storage, etc, built-in wardrobe, dado rail.

Family Bathroom

L shaped bath with a mixer tap and shower attachment over both handheld and rainfall shower, low flush W.C., radiator, pedestal wash hand basin, double glazed obscure window to the side, heated towel rail, vinyl floor, splashback tiling, extractor fan and shaver point.

Rear Garden

30'4" x37'3" (9.253 x11.372)

There is a large patio area suitable for alfresco dining, further decking area and beyond that is a low maintenance shingle area with a very large 10'0" x 11'7" summerhouse with power and light. There are steps down to a fully landscaped planting area with a slate pathway throughout, corners for seating, a winding path through all of the planting where you have, Oriental poppies, jasmine, irises, foxgloves, wild geraniums, an olive tree and apple tree, an outside tap and garden lights with access via one side via a pedestrian gate with extra space for storage. (If required there is a fence on the other side, which could make both sides pedestrian access)

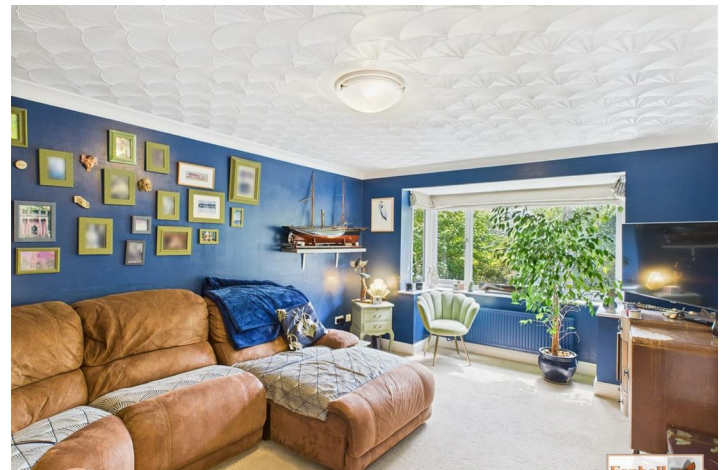
Agents Notes

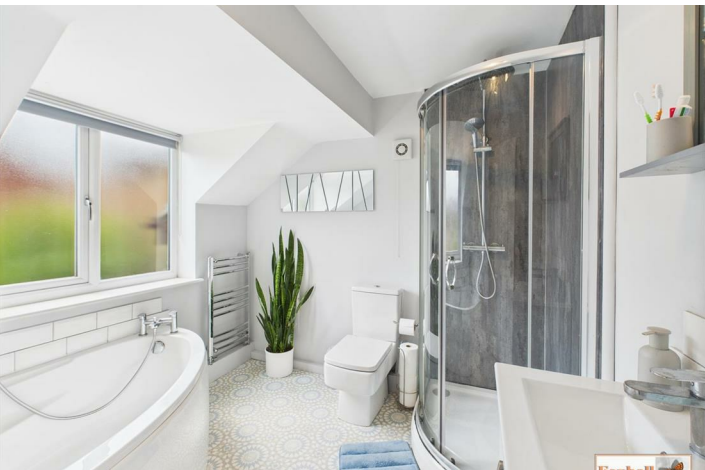
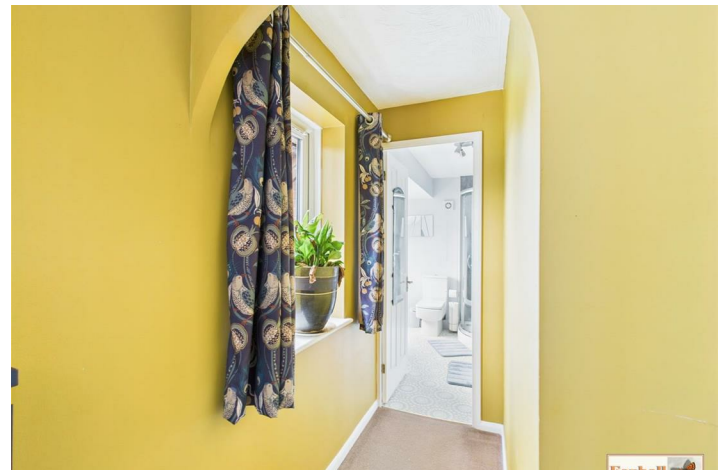
Tenure - Freehold

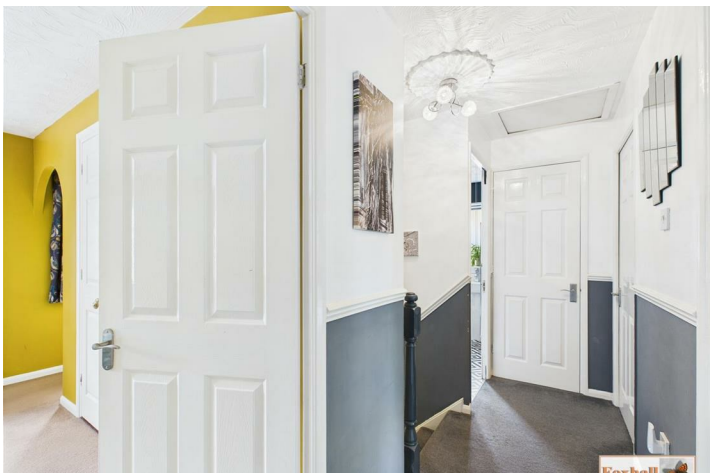
Council Tax Band - D

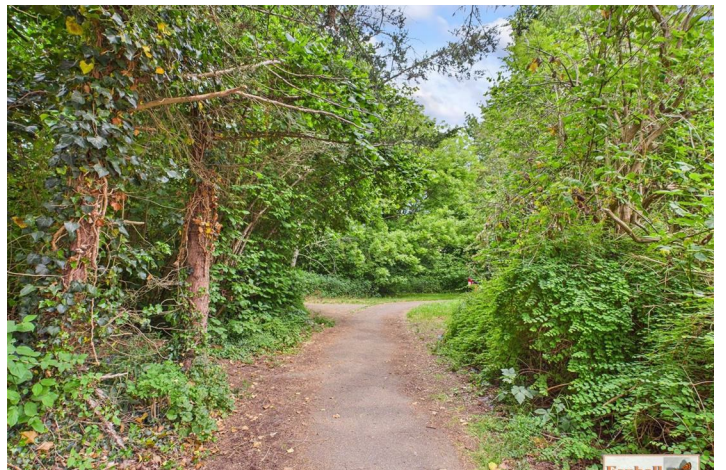
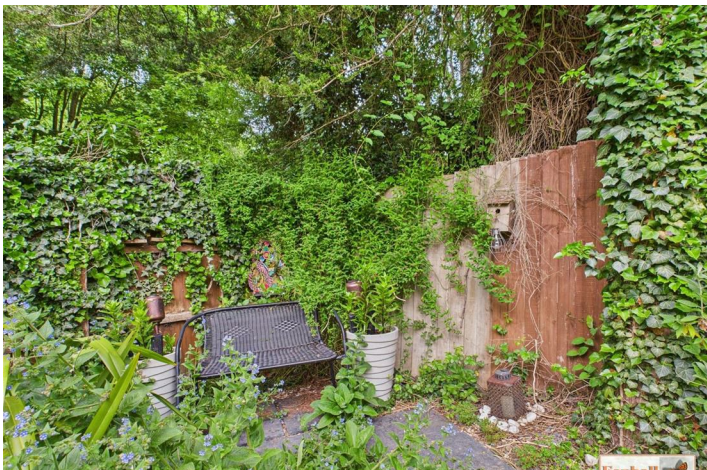
11 Solar Panels owned outright. Battery to stay, extra electric can be stored for use or sent back to the grid.











Road Map



Hybrid Map



Terrain Map



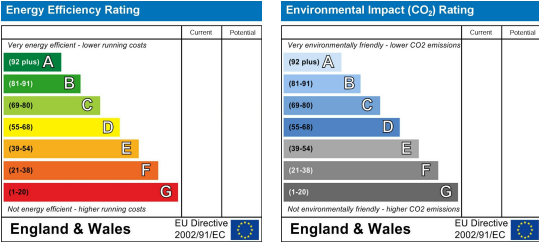
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.