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Humber Doucy Lane

Northgate Catchment, Ipswich, IP4 3PF

Asking price £295,000



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Summary Continued

The property comes with a lounge, separate dining room, new replacement fitted kitchen and the all important downstairs W.C. The property also benefits from three good sized bedrooms, replacement bathroom suite with separate W.C. Most of the windows and doors are replacement UPVC style double glazing with heating via a modern boiler which has been regularly serviced and many internal parts replaced.

Situated in the highly sought after Northgate High & Rushmere Heath Primary School catchment area and in non-estate position, the property has lovely views to the front over the paddock and fields beyond, this makes the location of this home ideal for a family with children, especially with a recreation ground and children's play area only a short walk away with a selection of local shops including a Co-op and a fish & chip shop only a five minute walk away.

An early internal viewing is highly advised as to not miss out.

Front Garden

Enclosed by a low brick wall being laid to lawn with well kept flower, shrub borders. A long concrete driveway both to the front and the side of the property offers driveway parking. There is potential for additional driveway parking by block paving or gravelling of the front garden that has been carried out by many neighbouring properties.

Storm Porch

Entrance from storm porch with aluminium double glazed front doors with tiled floor with a further wooden glazed door into entrance hallway.

Entrance Hallway

Wooden glazed door into entrance hallway with double

radiator, stairs rising to first floor and under stairs storage cupboard.

Lounge

12'6" x 11'11" (3.816 x 3.648)

Double glazed bay window to front looking out on to high hedging, so is completely unoverlooked from the front and a radiator. The focal point of the room is a wooden fire place surround on the chimney breast.

Dining Room

12'0" x 11'6" (3.659 x 3.513)

Radiator, double glazed southerly facing windows and French door leading directly out to rear garden making this an extremely sunny and pleasant room for a good part of the day.

Kitchen

10'10" x 7'4" (3.327 x 2.256)

Single drainer sink unit with cupboards below, fitted base drawers, cupboards and eye level units, work surfaces, space and plumbing for a washing machine, spaced for an upright fridge freezer, UPVC double glazed window and door to side.

Downstairs W.C

Radiator, extractor fan, low level W.C. and wash hand-basin, regularly serviced replacement Vaillant boiler and double glazed obscure window to side.

First Floor Landing

Window to side and access to loft space which is insulated.

Bedroom One

12'11" x 10'5" (3.945 x 3.178)

Double glazed bay window to front with lovely views across paddocks, fields and woodland beyond, radiator, three double fitted wardrobes that will be remaining.

Bedroom Two

10'11" x 10'3" (3.331 x 3.145)

Radiator, picture window to rear (south) with lovely views over the garden, double doors to built in airing cupboard with shelving.

Bedroom Three

7'10" x 7'5" (2.401 x 2.268)

Radiator, double glazed bay window to front with lovely views across paddocks, fields and woodland beyond. If it does not need to be used as a bedroom, it would make perfect use for an office/study especially with those lovely views.

Bathroom

7'42 x 5'1" (2.13m x 1.55m)

This is a recently replaced suite comprising panelled bath, wash hand-basin, wall mounted shower over bath, new tiling to two walls, radiator and double glazed obscure window to side.

Separate W.C.

Obscure window to side with low flush W.C.

Garage

17'6" x 8'7" (5.347 x 2.640)

Longer than average detached brick built garage with up and over door, personal side door and window to rear.

Rear Garden

87' x 28' (26.52m x 8.53m)

One of the main selling points of the property, is this lovely southerly facing rear garden which is fully enclosed with a well maintained lawn area with well stocked flower and shrub borders. The garden commences with a patio area, enclosed on three sides by brick wall, making this a secluded south facing suntrap ideal for getting the sun for virtually all of the day, making this ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining.

Surrounding Area

Some of the most beautiful countryside anywhere in Suffolk, lies only a few minutes walk away down Seven Cottages Lane which accesses a wealth of footpaths and bridle paths throughout the very scenic Fynn Valley in to Playford and Tuddenham. This makes this property ideal for anyone who has dogs, likes jogging, mountain biking, or walking with the family. Furthermore a selection of local shops and facilities at the Renfrew end of Selkirk Road is only a ten minute walk away and the recreation ground in Dumbarton Road with children's play area etc is also only a few minutes away.

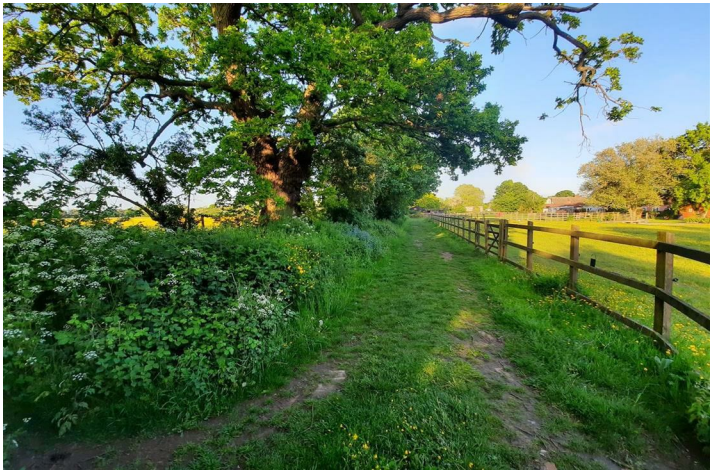
The property is situated in the highly sought after catchment location for Rushmere Hall primary school and Northgate High school.

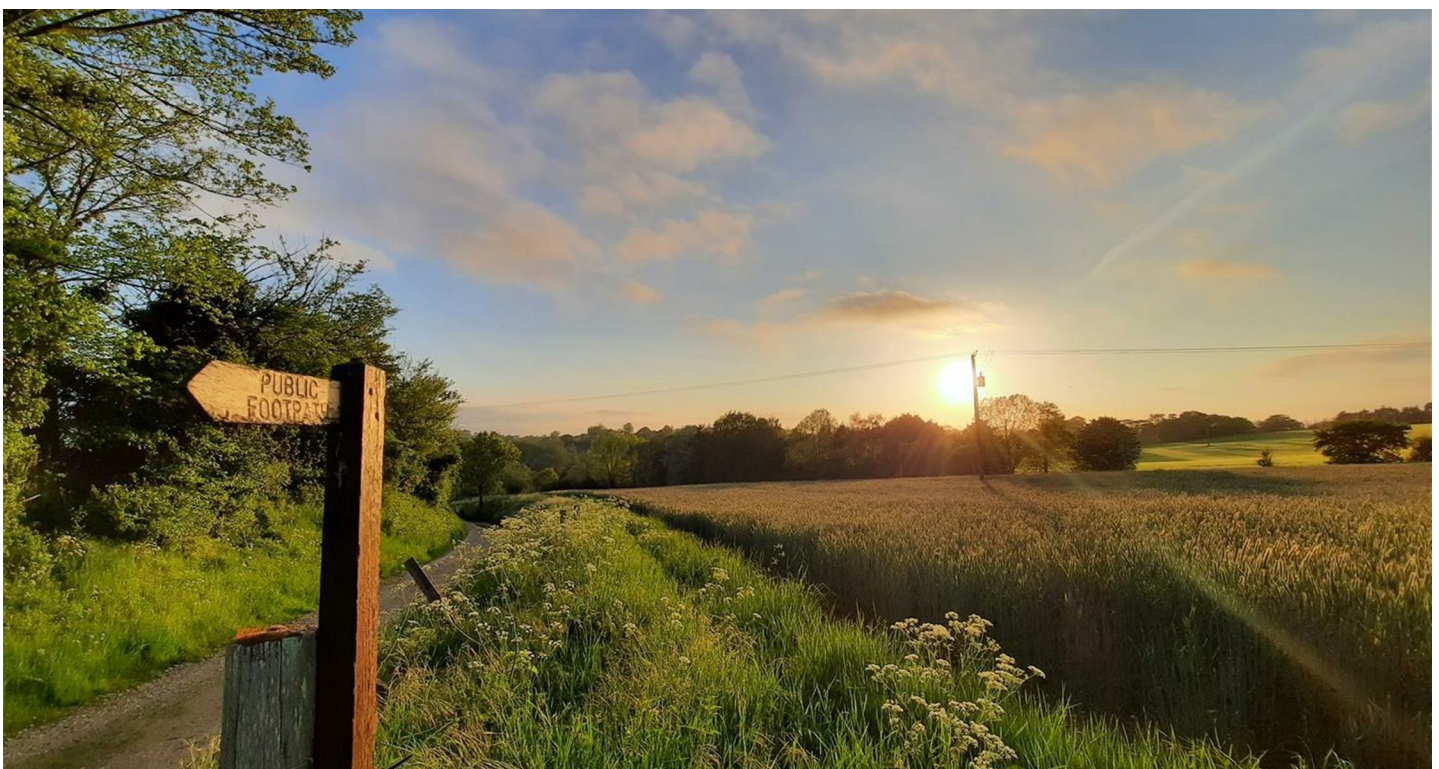
Agents Notes

Tenure - Freehold

Council Tax Band - C







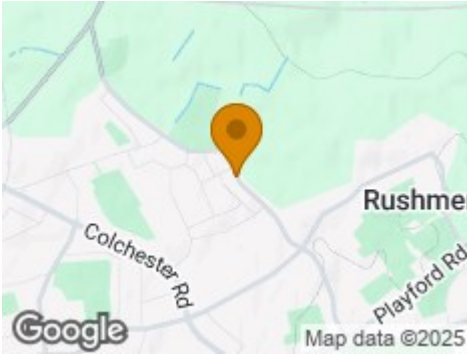
Road Map



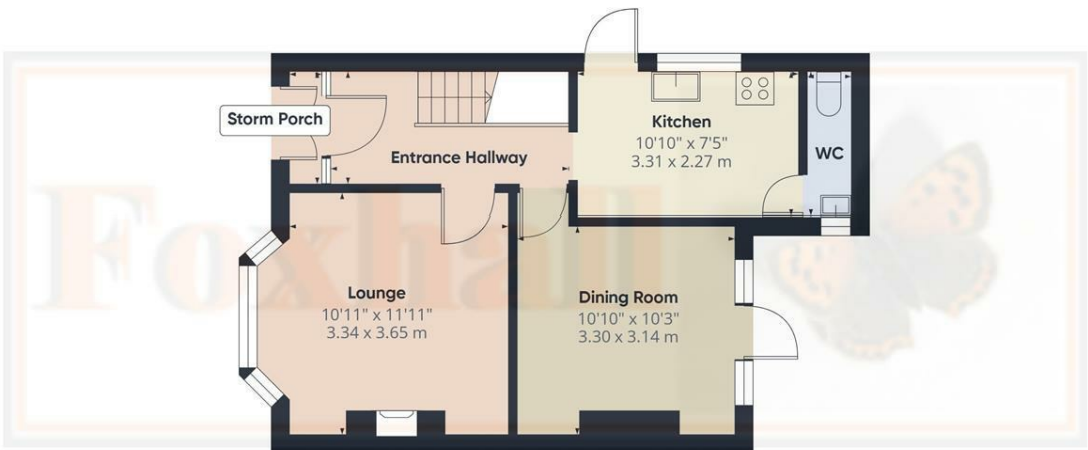
Hybrid Map



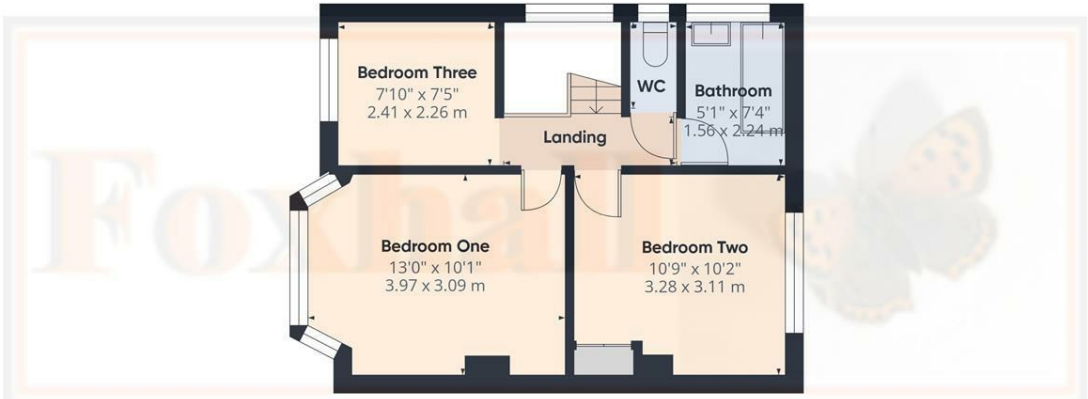
Terrain Map



Floor Plan



Floor 0



Floor 1



Approximate total area[†]
807 ft²
74.9 m²

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

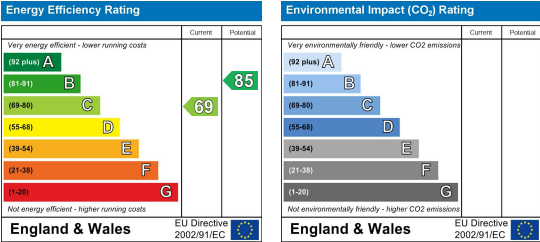
Calculations are based on RICS IPMS 3C standard.

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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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