

# Foxhall



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## Bailey Avenue

Kesgrave, Ipswich, IP5 2EE

Asking price £430,000



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## Summary Continued

Recess ceiling spotlights are throughout the kitchen, dining area, living area, both en-suites, family bathroom and cloakroom/boot room and there is gas central heating via an Ideal replacement combination boiler, which is only 8 years old.

The property has a number of unusual benefits, because the property opposite and the property behind are both side on to this home means that the garden is not directly overlooked from the front or rear, almost unheard of for Grange Farm.

This quiet cul-de-sac is on a list of people's most sought after roads in a very popular part of Grange Farm. The kitchen is south easterly facing making it a very light and pleasant sunny room. To the front there is a block paved triple width driveway providing ample off street parking.

UPVC double glazed windows and doors are on offer throughout and there is a longer than average garage with its own loft space and is supplied with power and light and is partially boarded.

An extremely spacious home in excellent condition having had all the work undertaken that anybody could wish for currently awaits a new very lucky family. Please contact us to avoid disappointment.

## Front Garden

Side access via a wooden lockable gate leads to the rear garden with lighting in the side passageway area. The front garden has been neatly block paved to provide driveway parking for up to three vehicles side by side. There is a flower bed on one side.

## Entrance Hallway

Composite replacement front entrance door leading through to reception hallway with laminate flooring, stairs rising to first floor

## Lounge/Living Area Extension

20'9" x 11'10" into bay (6.32m x 3.61m into bay)

This extension was completed in 2021 and comprises radiators, electronic style roof lights, bi-fold doors opening out onto the garden, lovely deep bay window to rear overlooking the garden making this a very light and pleasant open plan contemporary seating area.

## Dining Area

11'3" x 8'7" (3.434 x 2.637)

Radiator and open through to the sitting room.

## Sitting Room

18'6" x 10'4" (5.645 x 3.158)

Radiator, open through to dining area, lounge/living area and kitchen, door to under stairs storage recess area and open through to kitchen.

## Kitchen

17'5" x 7'9" (5.333 x 2.372)

Modern replacement fitted kitchen with NEFF gas hob with extractor hood over and double oven (replaced within the last 18 months and may be remaining), double width drawers including pan drawers plus additional base cupboards and eye level units, LED kick space lighting, wine cooler, integrated dishwasher (replaced within the last 18 months and may be remaining) work-surfaces with LED lighting, 1 1/2 bowl sink unit, slide out integrated chrome rack system in one cupboard, pull out bin and recycling full width drawer, door to large walk-in under-stairs utility cupboard with shelving and light, multi recess ceiling spotlights, window to front (south easterly)



making this a very pleasant and sunny room especially in the mornings, concealed Ideal combination boiler, tiled flooring, chrome heated towel rail, American style fridge/freezer/drinks dispenser (purchased in the last 18 months )and space for washing machine.

### **Office**

12'6" x 7'11" (3.823 x 2.422)

Vertical radiator, double glazed window to rear and integral door through to garage.

### **Cloakroom/Boot Room**

8'0" x 7'3" (2.449 x 2.234)

One half as W.C., comprising low level W.C. laminate flooring and vanity unit wash hand-basin.

Boot Room area - comprising laminate flooring, window to front (south easterly), ideal for coats, boots, etc, with hooks and fitted eye level cupboard.

### **First Floor Landing**

Feature gallery style landing with access to loft space which is partially boarded plus door to spacious built-in storage cupboard.

### **Bedroom One**

13'8" x 10'4" max (4.17m x 3.15m max)

Radiator, window to front which because the property on the other side of the road is at 90 degrees and side on the front of the property is not immediately overlooked by the houses opposite. Double built-in wardrobe with automatic light and door to en-suite shower room.

### **En-Suite Shower Room**

5'7" x 5'3" (1.70m x 1.60m)

Comprising fully tiled walls in contemporary style, good size shower enclosure, vanity unit wash hand-basin with cupboards beneath, low level W.C., chrome heated towel rail, window to front, contemporary mirror, coat hooks, ceiling mounted extractor fan and tiled floor.

### **Bedroom Two**

10'10" x 8'7" (3.30m x 2.62m)

Radiator, double glazed window to rear, double built-in wardrobes and door to en-suite shower room.

### **En-Suite Shower Room**

6'6" x 4'10" (1.98m x 1.47m)

Comprising fully tiled walls in contemporary style, walk-in shower enclosure, vanity unit wash hand-basin, low level W.C., chrome heated towel rail, contemporary fittings, extractor fan and tiled floor.

### **Bedroom Three**

8'6" x 8'1" (2.59m x 2.46m )

Built-in double wardrobe with hanging space and pull out drawers, radiator and window to rear.

### **Bedroom Four**

9'8" x 6'10" (2.95m x 2.08m )

Fitted double wardrobe unit, radiator and double glazed window to front.

### **Family Bathroom**

8'4" x 5'0" (2.54m x 1.52m )

Modern replacement bathroom suite comprising bath with shower over and fitted screen, vanity unit wash hand-basin with cupboards beneath, low level W.C., fully tiled walls in contemporary style, chrome heated towel rail, contemporary fittings, tiled floor and extractor fan,

### **Rear Garden**

The rear garden is fully enclosed by a combination of panel fencing and brick wall. Highly unusually for Grange Farm the property at the rear of the garden is at right angles and therefore this property is not overlooked directly from the rear. The garden commences with a patio area, and has additional circular feature patio at the rear to benefit from the sunny position and is also largely laid to lawn. Large low maintenance shed to remain along with a pizza oven and barbeque which may be remaining.

### **Garage**

18'2" x 8'6" (5.556 x 2.596)

Longer than average garage with up and over door, supplied with light and power and a loft hatch leading to an independent loft area in the pitched roof recess which is partially boarded.

### **Grange Farm Development**

The property is situated within easy walking distance of the Farmhouse pub, vets, gym, beauty salon, hairdressers and bus stops and is just a two minute drive to Tesco Metro, fish and chip shop, charity shop and doctors surgery. Just a five minute walk away is the Millennium field ideal for dog walkers, families with small children and mountain biking.

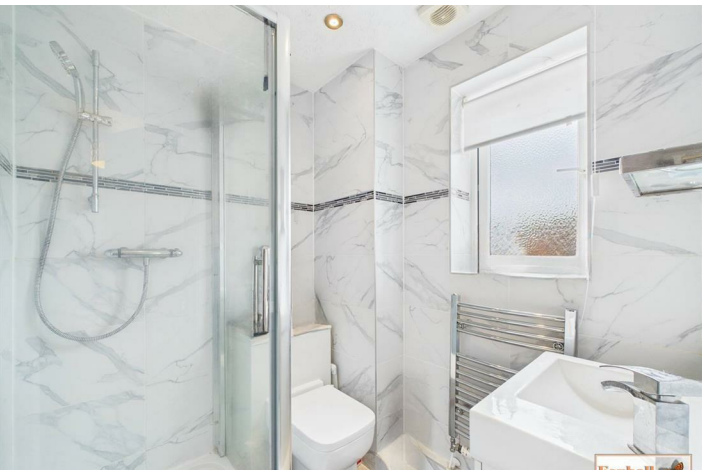
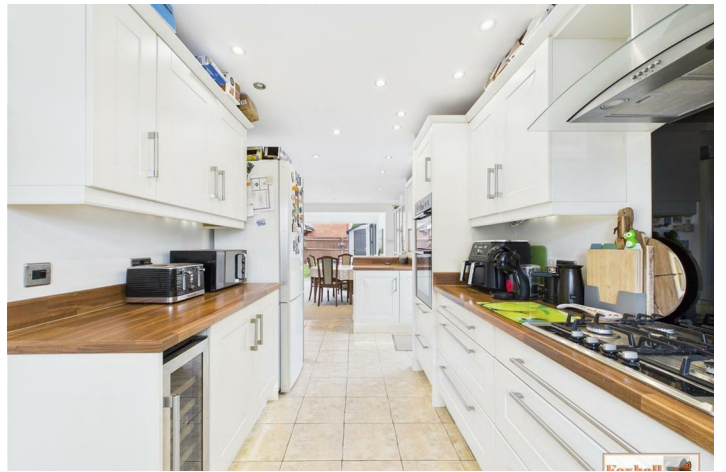
### **Agents Notes**

Tenure - Freehold

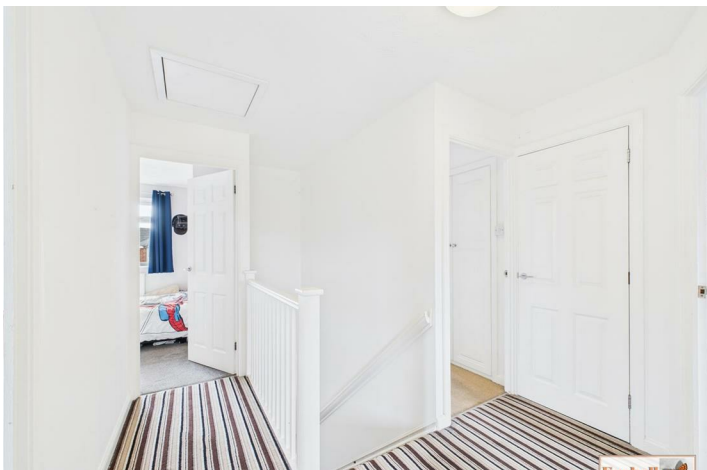
Council Tax Band - E

















Road Map



Hybrid Map



Terrain Map



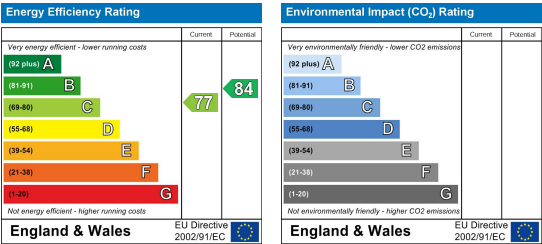
Floor Plan



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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