

Foxhall



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Cherry Lane Gardens

North East Ipswich, IP4 4QQ

Offers in excess of £500,000



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HIGHLY SOUGHT AFTER AREA (OFF COLCHESTER ROAD) - EX SHOWHOME WITH LARGE PLOT - COPLESTON HIGH SCHOOL CATCHMENT (SUBJECT TO AVAILABILITY) - SUPERB KITCHEN / DINING / FAMILY AREA 25' x 13'9" max - LOUNGE 16'4" x 15'9" - OFFICE / STUDY / PLAYROOM (CURRENTLY USED AS BEDROOM 5) 10'6" x 9'7" - GAS RADIATOR HEATING - DOUBLE GLAZED WINDOWS - GOOD DECORATIVE ORDER

Foxhall Estate Agents are delighted to offer for sale this handsome former show home situated on a prime residential development on the highly regarded north eastern side of Ipswich. Convenient for a good range of local amenities and within the sought after Copleston school catchment area (subject to availability). The property benefits from sitting on an EXCEPTIONALLY LARGE PLOT for this development and would make an ideal family home with a large garden and close by to this property is a small child's playground.

The property further benefits from an intruder alarm system, gas heating via radiators, double glazed windows and off road parking for at least four cars.

On the first floor there are four bedrooms, family bathroom and en-suite shower room. The exceptional and versatile ground floor comprises of a superb 25' x 13'9" kitchen / dining room / family area, a spacious lounge 16'4" x 15'9", office / playroom / sitting room 10'6" x 9'7" currently used as a bedroom 5, cloakroom and utility room.

Front Garden

Extensive and impressive frontage with open plan style

front garden mainly laid to lawn with two mature cherry trees and mature borders. There is a block paved driveway to the side with ample off road parking for four cars.

Reception Hall

Double glazed leaded light, stain glass style entrance door, double glazed window to the front, thermostat, coved ceiling, stairs off with cupboard under, double doors opening into the kitchen/dining/family room and doors to:

Cloakroom

Low level W.C., wash hand-basin, radiator and obscure double glazed window to the front.

Office/Sitting Room/Playroom

10'6" x 9'7" (3.20m x 2.92m)

(Currently used as Bedroom 5) Double glazed window to the front, radiator and coved ceiling.

Kitchen/Dining/Family Room

25' x 13'9" red to 11'11" (7.62m x 4.19m red to 3.63m)

Kitchen Area : Comprising single drainer sink with mixer tap, cupboards and integrated dishwasher under. Excellent range of work-surface with drawers and cupboards under, wall mounted cupboards over, integrated fridge freezer, Bosch double oven and five ring hob and Hoover microwave, heated towel rail and large work-surface breakfast bar with drawers and cupboards under, double glazed window to the rear through to the dining family area and door to: Utility room.

Dining Family Area: radiator, drop down lighting, coved ceiling double glazed french doors to outside and double doors to the lounge.

Lounge

16'4 x 15'9 (4.98m x 4.80m)

Two double glazed windows to the front, solid oak flooring, fireplace with solid oak surround with gas fire, double glazed window to the side, radiator and double glazed french style doors to outside.

Utility Room

6 x 5'3 (1.83m x 1.60m)

Stainless steel single bowl sink with mixer, work-surface with integrated washing machine and space for a tumble dryer under, wall mounted cupboards, further built in cupboard with hot water tank, boiler and immersion, obscure double glazed door to outside.

Landing

Access to the loft via loft ladder which we understand from the vendor is boarded, insulated and has a light, double glazed window to the front over the stairs.

Bedroom One

12'2 x 10'1 (3.71m x 3.07m)

Double glazed window to the rear, fitted wardrobes, radiator, coved ceiling and door to:

En- Suite Shower Room

Shower, pedestal wash hand-basin, with mixer tap, low level W.C. heated towel rail, shaver point, coved ceiling and obscure double glazed window to the side.

Bedroom Two

12'2 to wardrobe x 8'11 (3.71m to wardrobe x 2.72m)

Double glazed window to the rear, fitted wardrobes, radiator and coved ceiling.

Bedroom Three

11'1" x 9'10" (3.38m x 3.00m)

L shaped room with two double glazed windows to the front, radiator and coved ceiling.

Bedroom Four

8'5 x 9'8 into wardrobe (2.57m x 2.95m into wardrobe)

Double glazed window to the front, wall length floor to ceiling fitted wardrobes, radiator and coved ceiling.

Bathroom

6'11 x 5'7 (2.11m x 1.70m)

Paneled bath with mixer tap and independent shower over and screen, low level W.C. pedestal wash hand-basin, heated towel rail, shaver point, coved ceiling and obscure double glazed window to the side.

Rear Garden

The property benefits from a large rear garden enclosed by timber fencing and extensively laid to lawn. There is a generous patio immediately from the property, mature trees to one side, flower and shrub borders. 5.92m x 4.71m shed with apex roof together with electrics and insulation at the side is potentially also negotiable. There is also a smaller garden shed at the side. There is a superb gazebo with patio and a further patio area with decorative stones and a pergola over.

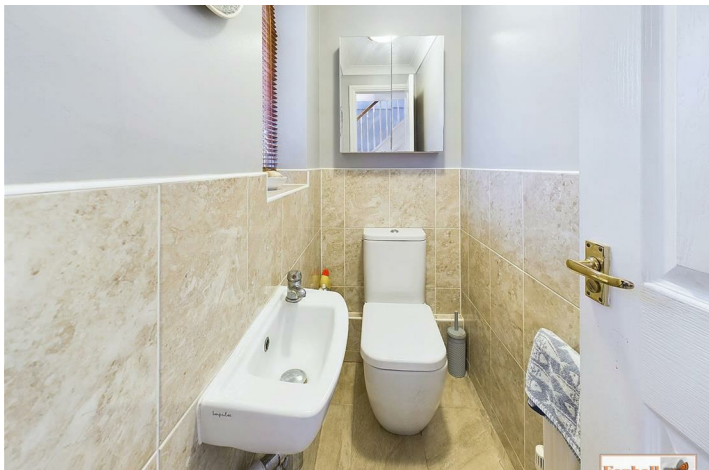
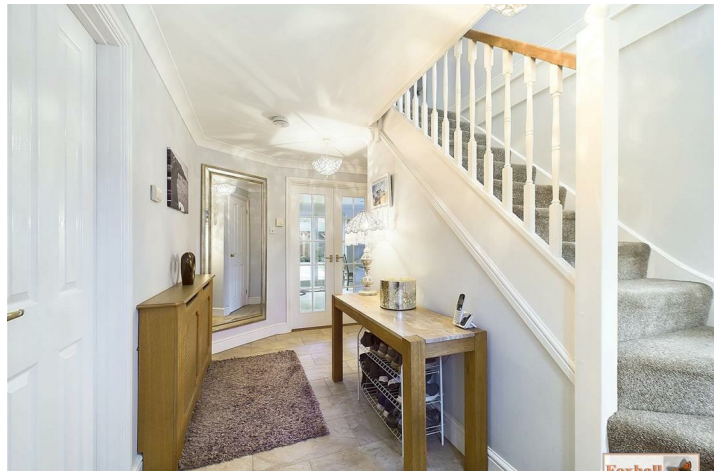
Agents Note

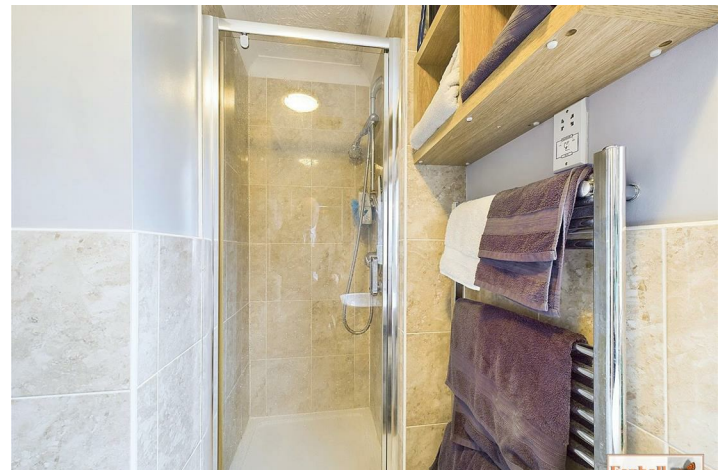
Tenure - Freehold

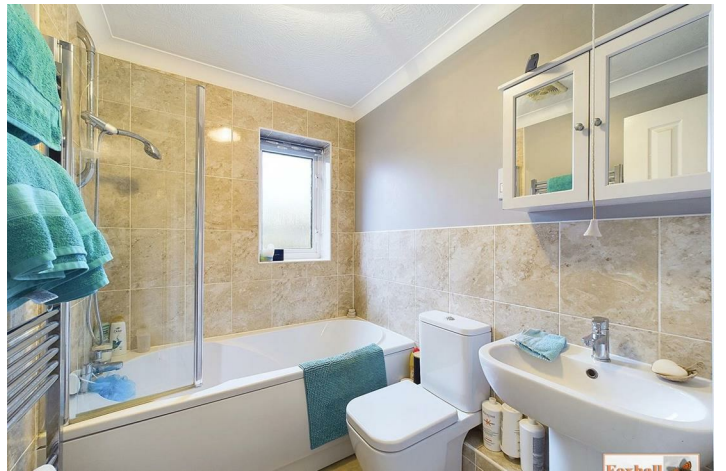
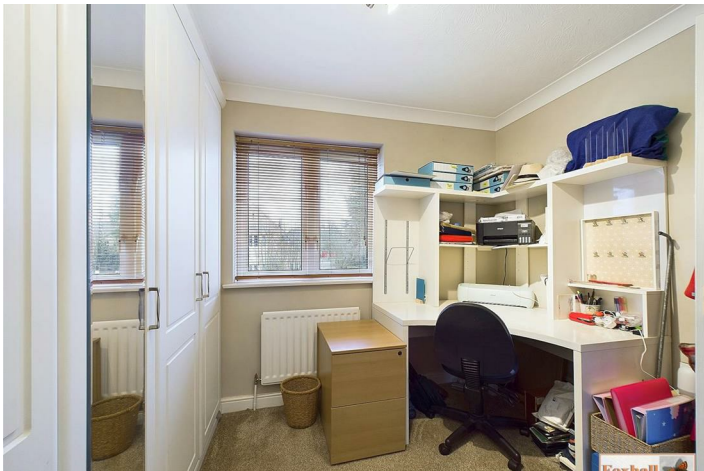
Council Tax Band - E

Please be advised that our client has advised us that there was a TPO on a Norway Spruce at the property which shows on the Local Authority register. This tree was felled back in 2004 as we understand from our client it had been confirmed dead. There are two maple trees within the plot which. our client believes may be subject to TPO's also. however this is to be confirmed by any intended purchaser's legal representatives.











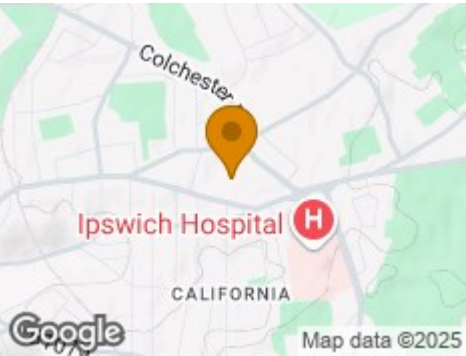
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area¹

1408.57 ft²
130.86 m²

(1) 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.

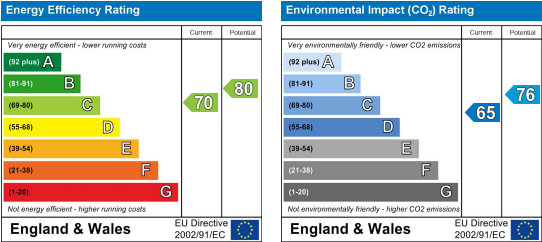
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.