

# Foxhall



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## 5 Stella Maris

Popular Semi-Rural Location, Ipswich, IP2 0DF

Guide price £450,000



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## Summary Continued

Situated in a quiet desired close, the property offers you the best of both worlds as it is off a main road and new buyers will find themselves in Ipswich town and waterfront or on the A12 / A14 in a matter of minutes. Additionally there are a good number of large stores, good bus routes and the railway station within easy reach. Together with being on the doorstep for the lovely Chantry Park which is great for walkers, cyclists and dog walkers alike.

Added to the unusual opportunity to obtain the property together with being full furnished, this property really is not one to miss out on!

## Front Garden

Driveway suitable for one vehicle, access to the garage where you have space for an additional vehicle, lots of mature foliage to one side, if further parking space or two required there is more than enough space for the foliage to be removed to extend the driveway for possibly 2-3 vehicles. Pathway and a metal gate to the front door and a metal gate through to the bin storage and the rear garden.

## Entrance Hallway

Bespoke tiled floor, radiator, spotlights, open through to the kitchen / breakfast room, door to the W.C., polished chrome sockets and light switches, door to under-stairs storage cupboard and door to the lounge / diner.

## Kitchen / Breakfast Room

12'4" x 9'2" (3.76m x 2.79m)

Bespoke kitchen with lots of integrated appliances, two Bosch ovens, Bosch microwave, Bosch fridge / freezer, NEFF induction, AEG washing machine (only 3-4 yrs old), Baumatic tumble dryer, Bosch dishwasher, bespoke

extractor fan, tiled flooring, radiator, double glazed window to the front and side with fitted roller blinds, polished chrome switches and sockets, phone line, large breakfast / kitchen island, inset 1 1/2 stainless steel sink bowl drainer unit with directional tap over and extra water tap together with a water softener and spotlights.

## Cloakroom W.C.

Wash hand basin, low flush W.C., heated towel rail, inset shelf with a spotlight and mirror, extractor fan, spotlights, fully tiled walls and floor.

## Lounge / Diner

19'11" x 16'5" (6.07m x 5.00m)

Double glazed window to rear, double glazed French doors leading to conservatory, stairs up to first floor, tiled flooring and coving.

## Conservatory

19'0" x 7'4" (5.79m x 2.24m)

Luxury floor tiles, comprised of brick and double glazed all with bespoke floor to ceiling fitted blinds, opaque roof, power, lighting, radiator, air conditioning unit, everything you could possibly need.

## Landing

Doors to all bedrooms and family bathroom, double glazed window to the side with fitted roller blind, large airing cupboard with plenty of storage, coving and a radiator. Loft access with ladder and part boarding.

## Bedroom One

12'5" x 11'2" (3.78m x 3.40m)

Karndean flooring, coving, double glazed sash window to the front and side with fitted roller blinds, radiator, laminate flooring, door to en-suite, polished chrome sockets and light switches and triple fitted wardrobes.

### **En-Suite**

8'0" x 4'0" (2.44m x 1.22m)

Bespoke wash hand basin with cupboard under, low flush W.C., walk-in shower cubicle with hand held shower and rainfall shower over, spotlights, extractor fan and a radiator.

### **Bedroom Two**

11'2" x 9'11" (3.40m x 3.02m)

Semi bay double glazed window to the front with fitted roller blind, Karndean flooring, coving, radiator, polished chrome sockets and light switches and a double built-in wardrobe.

### **Bedroom Three**

14'8" x 8'4" (4.47m x 2.54m)

Carpet flooring, coving, double glazed sash window to the rear, polished chrome sockets and light switches and a radiator.

### **Bedroom Four / Office**

Laminate flooring, coving, double glazed window to the rear with fitted blinds, polished chrome sockets and light switches, radiator and a built-in triple wardrobe.

### **Family Bathroom**

6'8" x 5'6" (2.03m x 1.68m)

Bath with a mixer tap over and shower attachment over, laminate flooring, tiled walls, spotlights, extractor fan, radiator, bespoke wash hand basin, low flush W.C. with concealed back plate, one wall with bespoke inset storage, mirror fronted storage units which are push button and recessed alcoves for storage.

### **Rear Garden**

26'1" x 32'4" (7.959 x 9.859)

Lovely bespoke unoverlooked landscaped south facing rear garden with raised decking / seating area, low maintenance, mature trees, planting and shrubs, two specific seating areas allowing you to follow the sun round the garden, if you want to for superb for alfresco dining throughout the day whether its breakfast time or long into the evening. This is fully enclosed via a brick wall with a pedestrian gate to the side, outside electrics, air conditioner unit, sheltered area suitable for bin storage, tools, etc with lockable gates on either side.

### **Garage**

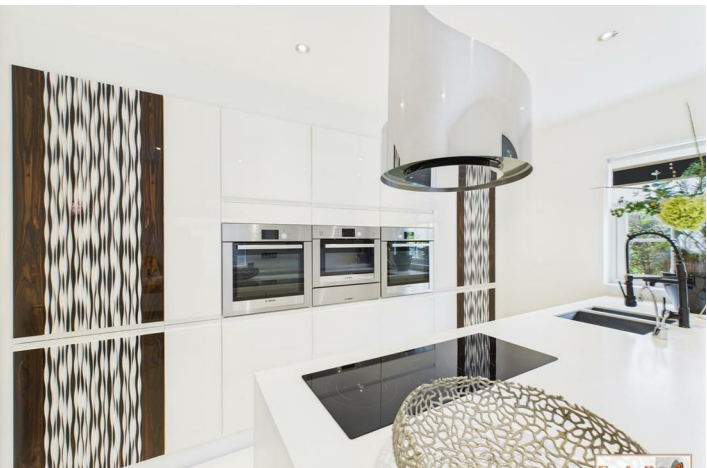
18'4" x 8'4" (5.59m x 2.54m)

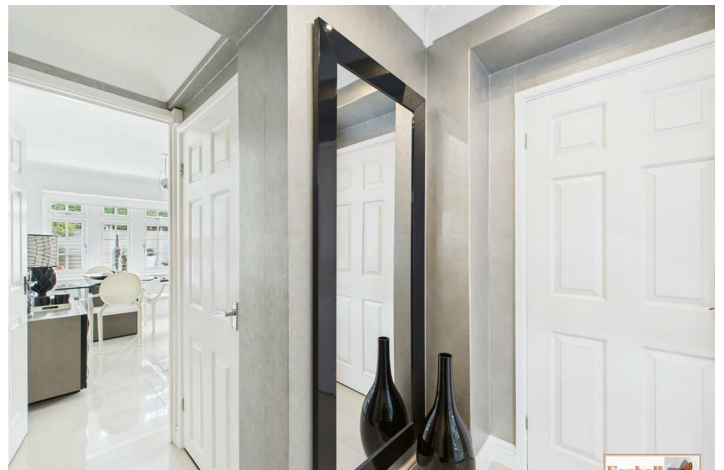
Electric up and over door with power and lighting, bespoke storage cupboards at the rear, wall mounted gas fired condensing Viessmann boiler, fuse board and space for one vehicle inside and another space for one car on the driveway.

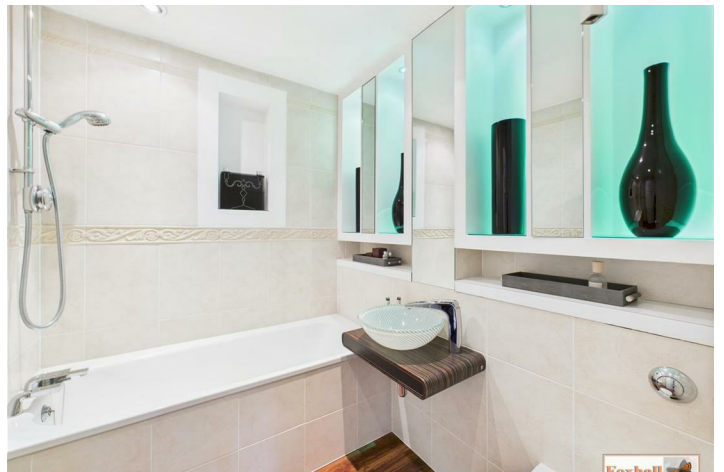
### **Agents Notes**

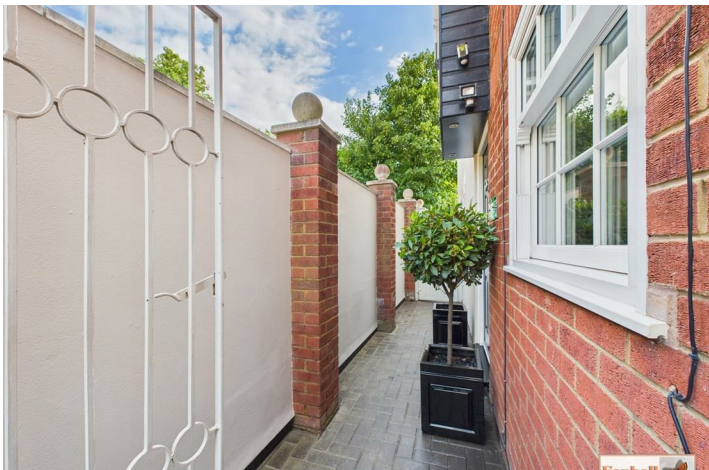
Tenure - Freehold

Council Tax Band - E









Road Map



Hybrid Map



Terrain Map



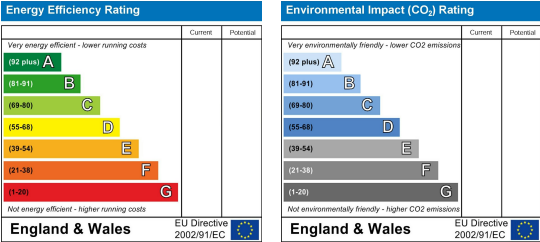
Floor Plan



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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