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Mere Gardens

Rushmere St Andrew, Ipswich, IP4 5HU

Asking price £675,000



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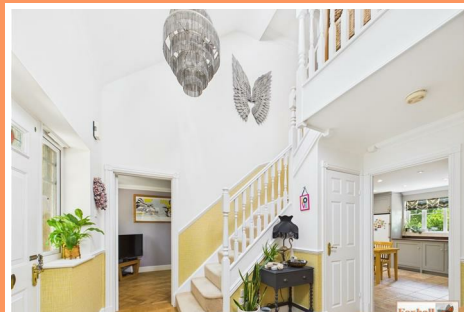
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Front Garden

Off-road parking via a block paved driveway in front of the detached double garage with side access into the rear garden and a pathway to the front door, with a area of lawn sheltered by an established mature wooded area.

Entrance Hallway

Obscure double glazed entrance door to entrance hallway with double glazed obscure windows to the side of the entrance door, cupboard under the stairs, coved ceiling and doors to dining room, lounge, bedroom five / playroom and walk through to the kitchen.

Dining Room

13'8" x 11'1" (4.17m x 3.38m)

Double glazed bay window to front, radiator, coved ceiling, in-built decorative bar area to the rear with wine fridge, wine rack, a further fridge and access from the hallway via double doors.

Lounge

18'9" x 13'3" (5.72m x 4.04m)

Two radiators, coved ceiling, two double glazed windows with shutters to the rear, attractive fire surround, picture rail and double glazed French style doors with shutters to the rear.

Bedroom Five / Playroom

12'9" x 8'4" (3.89m x 2.54m)

Double glazed window to the front, radiator, coved ceiling and a door to shower room.

Shower Room

7'7" x 4'9" (2.31m x 1.45m)

Shower, wash hand basin with a mixer tap and cupboards under, low-level W.C., heated tiled towel rail, obscure double glazed window, tiled flooring and coved ceiling.

Utility Room

6'2" x 5'6" (1.88m x 1.68m)

Door from the shower room into the utility room, comprises single drainer sink with a mixer tap, roll-top worksurfaces with cupboards and appliance space under, wall mounted Vaillant boiler, double glazed window to side, radiator, double glazed door to outside and door to the kitchen.

Kitchen

14'1" x 12'5" (4.29m x 3.78m)

Very well fitted, comprising single bowl sink with a mixer tap, wooden worksurfaces to three walls with drawers cupboards under, wall mounted cupboards over, built-in pantry, freezer, integrated dishwasher, double glazed window to rear, tiled floor, downlighters and coved ceiling.

Gallery Landing

Double glazed skylight, access to loft, built-in airing cupboard housing the hot water tank and doors to bedrooms one, two, three and four and the family bathroom.

Bedroom One

16'8" x 10'9" (5.08m x 3.28m)

Double glazed window to rear, built-in wardrobes, radiator, coved ceiling and door to en-suite.

En-Suite

8'11" x 5'6" (2.72m x 1.68m)

Panel bath with mixer taps and a shower attachment over, pedestal wash hand basin with a mixer tap, low-level W.C., separate shower cubicle, heated towel rail, obscure double glazed window to rear, cove ceiling and an extractor fan.

Bedroom Two

12'2" x 11'4" (3.71m x 3.45m)

Double glazed bay window to front, built-in wardrobes. radiator and coved ceiling

Bedroom Three

12'4" x 8'6" (3.76m x 2.59m)

Double glazed window to rear, radiator and coved ceiling

Bedroom Four

9'4" x 8'6" (2.84m x 2.59m)

Double glazed window to front, radiator and coved ceiling

Family Bathroom

9'7" x 6'9" (2.92m x 2.06m)

Panel bath with a mixer tap and a shower attachment over, pedestal wash hand basin with a mixer tap, low-level W.C., heated towel rail, separate shower, coved ceiling, extractor fan and a double glazed window to rear.

Rear Garden

Enclosed by timber fencing as previously mentioned the whole plot approaches a quarter of an acre and the property itself enjoys a westerly aspect. There are patio areas immediately behind the property with the garden itself, gently sloping down extensively laid to lawn with many mature trees and a circular patio area.

Double Garage

With two up and over doors and a personal door into the rear garden.

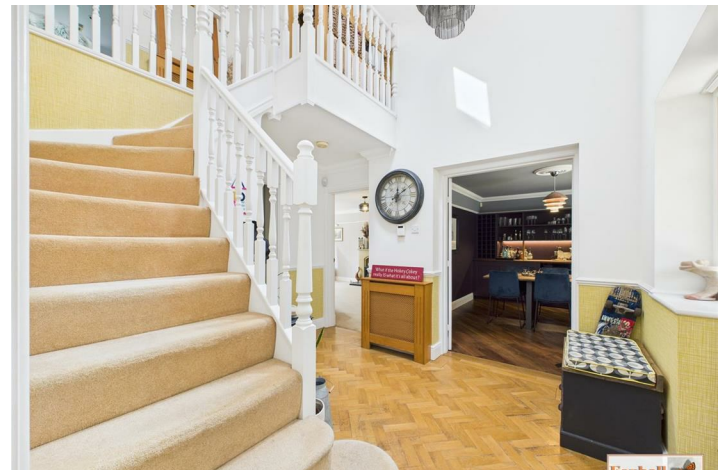
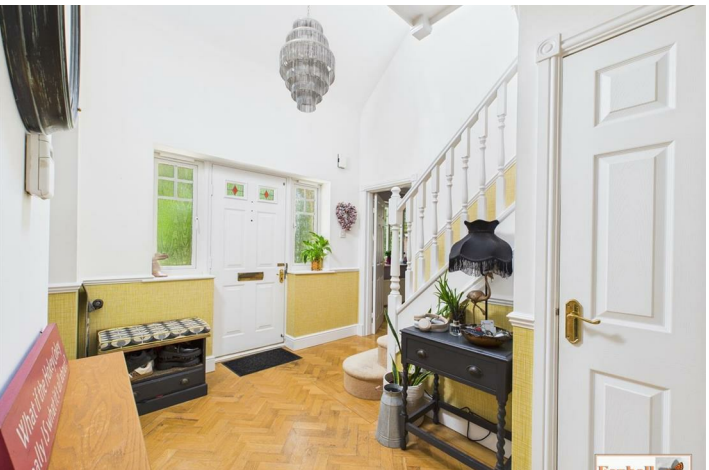
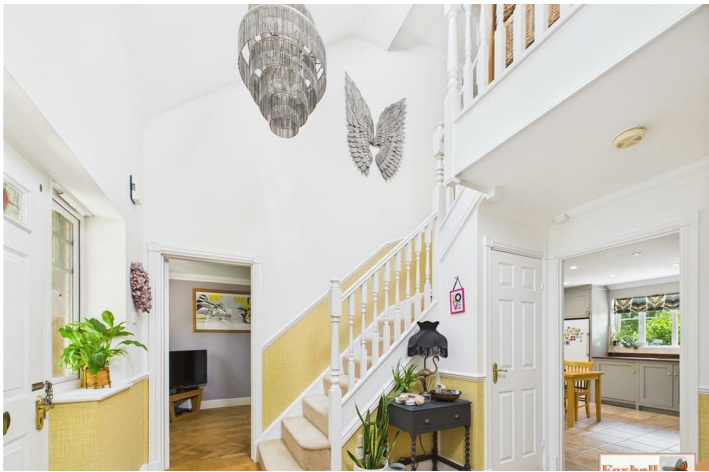
Agents Notes

Tenure - Freehold

Council Tax Band - F

Please note our vendor has advised that all the Oaks and established trees on the plot and subject to tree preservation orders.













Road Map



Hybrid Map



Terrain Map



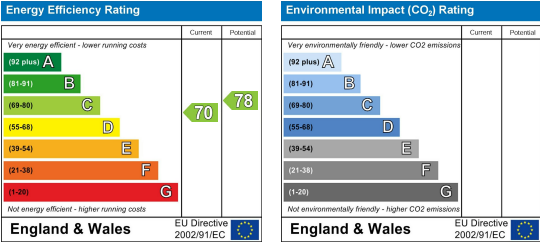
Floor Plan



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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