

Foxhall



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Foxhall Road

East Ipswich, IP4 5TP

Offers in excess of £450,000



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Summary Continued

The rear garden is un-overlooked from the rear and the former brick-built garage, at the bottom of the garden, has been changed into an extremely impressive games room, again one of the best the valuer has seen, complete with power and light and bi-fold doors opening out directly onto an adjacent covered pitched roof pergola entertaining rear patio area.

This is absolutely ideal for welcoming friends and family on a summers evening with its own lighting and a BBQ grill which we understand will remain. There is also a hot tub and further oven which may be open to separate negotiation. The games room could also equally lend itself to a very nice treatment room or study / work from home office or art studio etc.

The Howden's kitchen has an extensive range of integrated appliances to remain, the centrepiece of which is a Leisure Cuisine Master stainless steel quadruple oven with triple ovens and grill plus a five ring gas hob and adjacent warming plate and twin sets of bi-fold doors leading out directly straight onto the patio and rear garden. The whole of the open plan living area is at the rear and therefore benefits from the sun for virtually all of the day.

The very large luxury bathroom is another major feature of the bungalow complete with double ended clawfoot bath and a separate walk-in shower and heated towel rail. All the bedrooms are of a good size, there are three doubles and one single bedroom here the main one of which is a very large size bedroom.

The bungalow is situated in a sought after non-estate area of east Ipswich which is extremely handy for all

local facilities. Broke Hall primary school is only a ten minute walk away and is in the Copleston catchment area. There are woodland walks on both sides of Foxhall Road only a five minute walk away ideal for anyone with dogs, young children, or who likes mountain biking etc. Rushmere heath itself for any golfing enthusiasts again is a short distance away as is Ipswich Hospital and bus routes into Ipswich.

An immaculately maintained and presented bungalow and gardens are awaiting extremely lucky new buyers.

Front Garden

Very neat block paved front garden enclosed by brick wall at the front and panel fencing on one side. The block paving provides ample off-street facilities. To the left of the bungalow are double wooden gates with a crazy paved driveway and wide side garden enclosed by panel fencing with outside tap and ideal for storage of wheelie bins, garden storage etc and continues into the back garden.

Entrance Hallway

Replacement front entrance door through to entrance hallway with doors off to bedrooms one, two, three and four and the kitchen / living area, built-in meter cupboard and enlarged access to a loft space, there is an additional area which leads direct from the hallway and is ideal for storage of double cupboards and additional drawer units, with a radiator and recessed ceiling spotlights.

Kitchen / Dining / Sitting Area

24'5" x 15'2" (7.44m x 4.62m)

Super pitched roof full width rear extension to provide an amazing fitted kitchen / dining / sitting room with a full width radiator in the sitting room area, two sets of

bi-fold doors open directly out into the south facing garden making the room itself, like the garden, south facing and full of sunshine and natural light. The centre piece of the kitchen is a Leisure Cuisine Master stainless steel triple oven and grill plus a five ring gas hob and adjacent warming plate which we understand will remain, ample selection of quality Howdens fitted bespoke kitchen units, comprising base drawers, cupboards and eye-level units, plus integrated dishwasher, integrated fridge freezer, single drainer sink unit with Victoriana style mixer taps and ample worksurfaces. To provide even more natural light are two Keylite roof lights and recessed spotlights. Another focal point of the kitchen is a separate island with matching work surfaces and ample selection of fitted units, further additional base deep pan drawers cupboards and pull out bin storage and recess for seating for four stools.

Bathroom

10'9" x 9'8" (3.28m x 2.95m)

A very large luxury bathroom with Victorian style clawfoot double ended bath with mixer taps and shower attachment over, Victoriana style wash hand basin and W.C., double size walk-in shower cubicle with overhead rain shower and handheld shower, fully tiled in the shower area and half tiled in the sink area with co-ordinated contemporary floor tiles, Victorian style radiator, window to side which is easterly facing making this a lovely sunny room in the mornings and a full height chrome heated towel rail, corner fitted unit which houses the RIVA boiler.

Bedroom One

19'2" x 11'0" (5.84m x 3.35m)

Large main bedroom with two double windows to the side with fitted shutters, focal point of the room is a wooden fireplace surround on half the chimney breast and a radiator with bespoke wooden cover.

Bedroom Two

11'0" x 10'0" (3.35m x 3.05m)

Bay window to front with fitted shutters and a double radiator.

Bedroom Three

11'0" x 10'0" (3.35m x 3.05m)

Bay window to front with fitted shutters, radiator and double fitted wardrobes with hanging space and shelved storage space.

Bedroom Four

10'9" x 8'3" (3.28m x 2.51m)

Radiator, window to side with fitted blinds which is easterly facing making this a very pleasant and sunny room especially in the mornings.

Games Room / Office /Treatment Room

12'11" x 17'7" (3.94m x 5.36m)

There is a brick built office/studio/games room with sliding double glazed patio doors from the front and bi-fold doors opening directly out the dining / entertaining area with pitched roof pergola, inside the games room is a pool table (maybe open to separate negotiation if required), recess ceiling spotlights, power sockets, lighting with two outside sockets. This is one of the best games rooms that we have witnessed.

Rear Garden

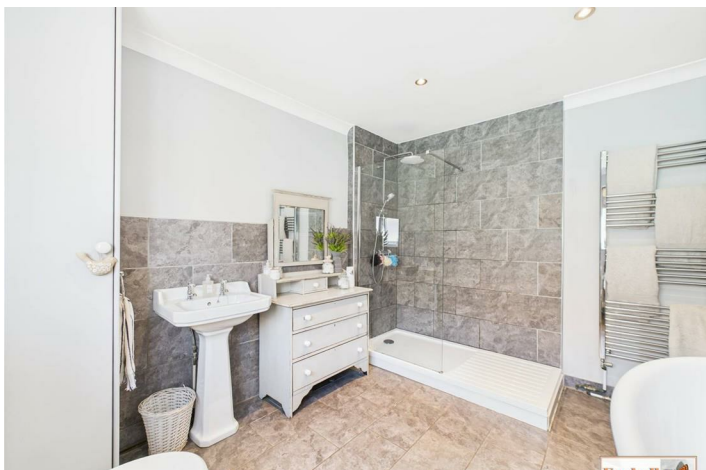
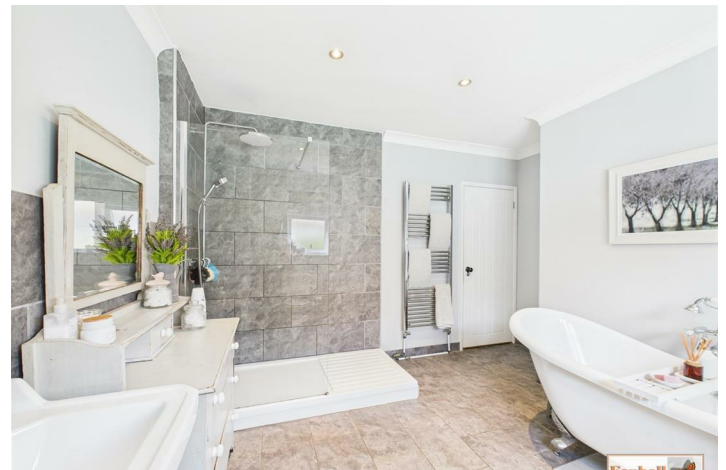
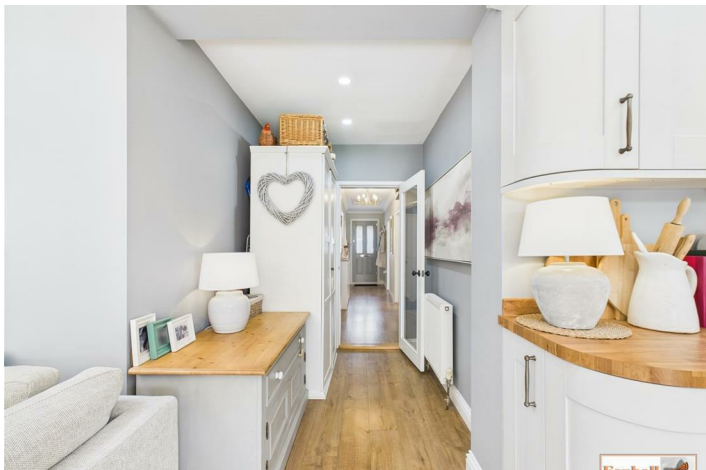
Totally south facing and completely unoverlooked from the rear. Commencing with a spacious patio area which provides an absolute sheltered and secluded suntrap superb for having a morning cuppa, afternoon glass of wine or al fresco dining. There are established trees, outside lighting that leads to a large area of lawn which is immaculately maintained. Surrounding the garden are well stocked flower and shrub borders plus high hedging on both sides with an excellent selection of established trees and shrubs, a magnificent copper beech tree in the centre of the lawn. Rear garden is over 100ft in length and continues with a large additional patio area with pergola with a pitched roof and is lovely for evening dining, entertaining friends including a BBQ/grill with outside lighting and power sockets, there is an established oak tree at the rear which helps provide screening and panel fence enclosure. Within this covered paved area there is a large hot tub which may be open to separate negotiation and behind the former garage is a deep timber shed with power and light and ideal for storage of garden machinery, golf clubs and tools etc. There is also outside floodlighting.

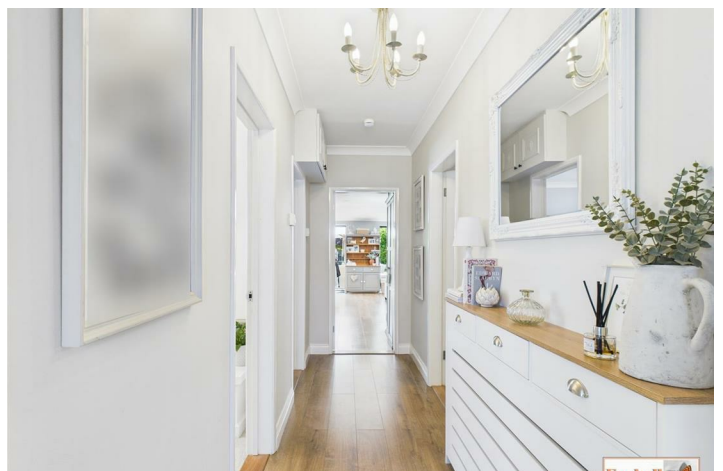
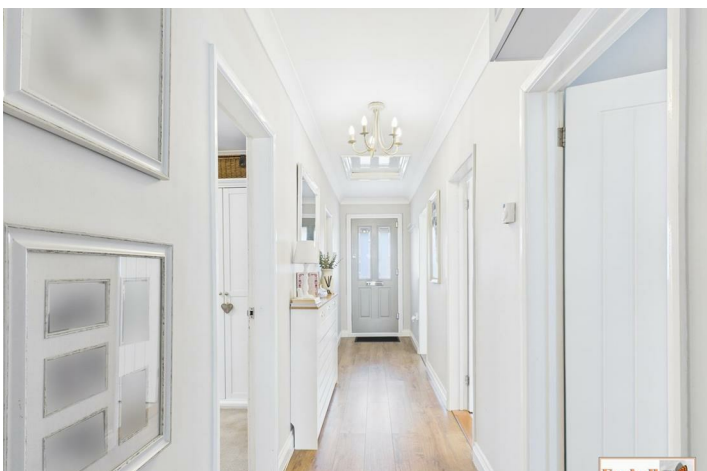
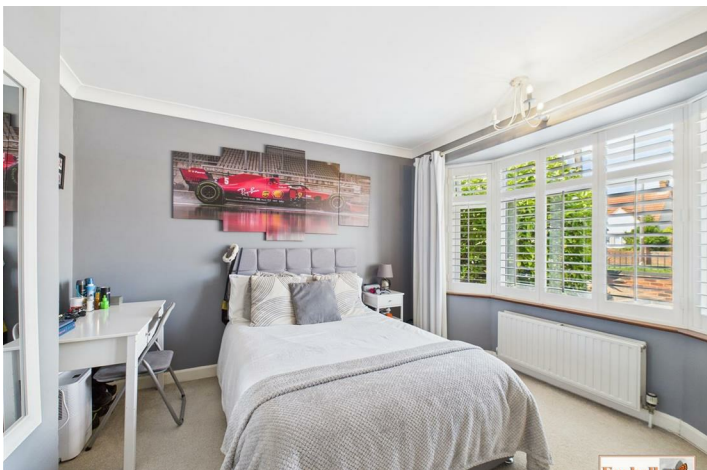
Agents Notes

Tenure - Freehold

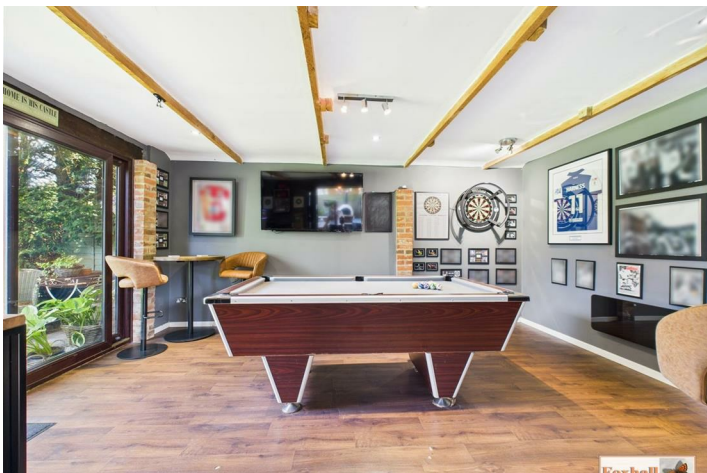
Council Tax Band - C













Road Map



Hybrid Map



Terrain Map



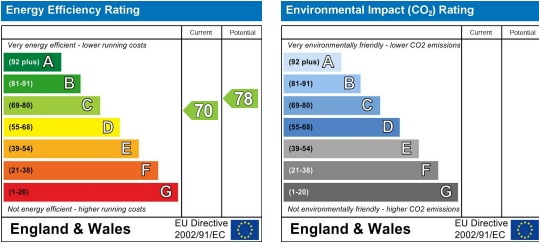
Floor Plan



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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