

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Nacton Road

Rivers Development, Ipswich, IP3 0NS

Guide price £325,000





# Nacton Road

Rivers Development, Ipswich, IP3 0NS

**Guide price £325,000**



## Summary Continued

The renovations and additions do not stop there, to the outside, the front has been block paved with brick wall and iron railings to provide parking spaces for 2-3 vehicles. To the rear of the property is a fully landscaped south west facing garden. There is a decking area, metal pergola, mature raised planting and a summerhouse / workshop at the rear.

With Holywells park, bus routes, Derby Road train station, shops and amenities and indeed Ipswich town and waterfront within walking distance, also with easy access on the A12 / A14, this property will make a superb family home.

## Front Garden

Block paved front garden with bespoke brick wall and iron railings installed, pathway to the front door and access to the driveway via a large shared driveway to the side and access to the rear garden via a pedestrian gate with mature trees and shrubs.

## Entrance Hallway

Entrance door into the hallway, tiled flooring, radiator, stairs up to the first floor, bespoke cupboard under the stairs, further cupboard under the stairs, first one is for shoes etc and the second one is for coats and the Viessmann boiler is in there, spotlights and bespoke wooden glass door into the lounge and inner hallway.

## Inner Hallway

Doors opening onto a utility cupboard, bi-fold doors onto the downstairs W.C., laminate flooring and spotlights.

## Utility Cupboard

Plumbing and space for a washing machine with worksurfaces over the top, plenty of shelving units and there is also an internal light.

## W.C.

Low-flush W.C. with concealed back plate, vanity wash hand basin, laminate flooring, fully tiled walls, spotlight and a double glazed window to the side with fitted blind.

## Kitchen / Dining & Family Area

11'11" x 16'9" & 11'8" x 12'7" (3.63m x 5.11m & 3.56m x 3.84m)

Kitchen - Comprising of wall and base units with cupboards and drawers under worksurfaces over, stainless steel sink bowl unit with removable drainer and a mixer tap over, splash-back tiling, laminate flooring, inset Miele electric fan oven with Whirlpool induction hob and extractor fan over, LG fridge freezer (possibly to stay) double glazed window to the side and rear with fitted blinds, two Velux windows over, inset speakers and spotlights, waste disposal unit, integrated Bosch dishwasher, integrated wine cooler with deep pan drawers, further drawer space, power points with USB charging in the island, breakfast area on the other side, more power points with USB charging and laminate flooring through into the family area.

Family Area - Double glazed front patio doors going out into the rear garden with fitted blinds and a radiator.

Dining Area - Radiator, laminate flooring, fitted recessed ceiling speakers and spotlights and a bespoke wooden glazed bi-fold doors into the lounge.

## Lounge

12'5 x 12'2 (3.78m x 3.71m)

Full feature fireplace with gas effect (not tested) with original tiles, aerial point, carpet flooring, skirting, spotlights and double glazed bay window with integrated Hilary Perfect Fit blinds and a phone point.

## Landing

Carpet flooring, spotlights, doors to bedrooms one, two and three and the bathroom, obscure double glazed window to the side with fitted blinds and the fuse board.

## Bedroom One

14'7" x 9'8" (4.45m x 2.95m)

Double glazed bay windows to the front with integrated Hilary Perfect Fit blinds, radiator, carpet flooring, spotlights, skirting and a fitted wardrobe units along an entire wall encompassing the chimney breast, so you have a deep wardrobe recess on either side.

## Bedroom Two

11'8" x 8'4" (3.56m x 2.54m)

Double glazed window to the rear with fitted blinds, carpet flooring, feature tiled fireplace, spotlights, built in cupboard and overhead cupboard and a radiator.

## Bedroom Three

8'1" x 6'2" (2.46m x 1.88m)

Double glazed window to the front with integrated fitted blinds, radiator, carpet flooring, spotlights. Currently there are fixed shelving and rails etc as its being used as a walk-in wardrobe these are to stay.

## Family Bathroom

8'4" x 6'7" (2.54m x 2.01m)

Four piece family bathroom, large walk-in shower cubicle with hand held shower and rainfall shower over, panelled bath with a mixer tap over, vanity wash hand basin with a mixer tap, low-flush W.C. with concealed back-plate, obscure double glazed window to the rear with fitted roller blinds, spotlights, access to the loft, splash-back tiling, extractor fan, high gloss tiles on the floor (that look like planks), heated towel rail and an extractor fan.

## Rear Garden

47'1" x 21'5" (14.372 x 6.543)

South west facing garden with large raised decking area suitable for alfresco dining with a metal pergola over with canopy, outside tap, steps down a lawned area with a pathway and shingle to the rear, raised planting with a variety of plants such as Wisteria, Acers, passionflower and mature tree, pathway down to the summer house / workshop which has power and lighting approx. 13'5" x 13'4" and a pedestrian gate to the front.

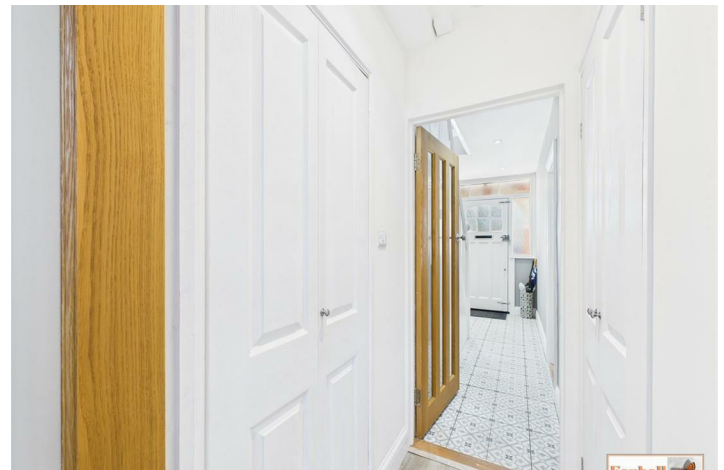
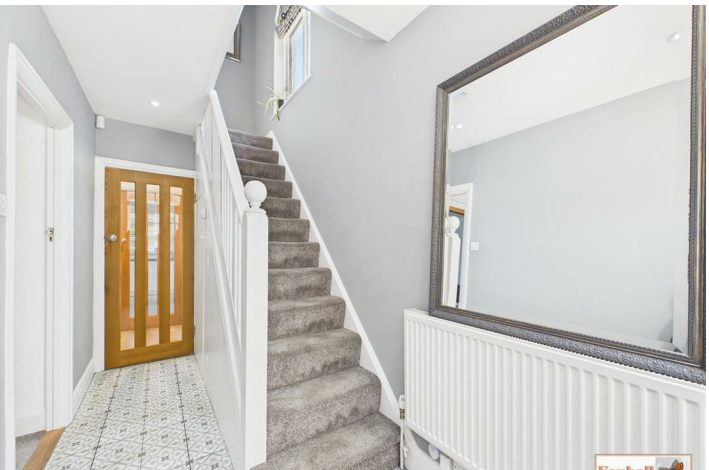
## Agents Notes

Tenure - Freehold

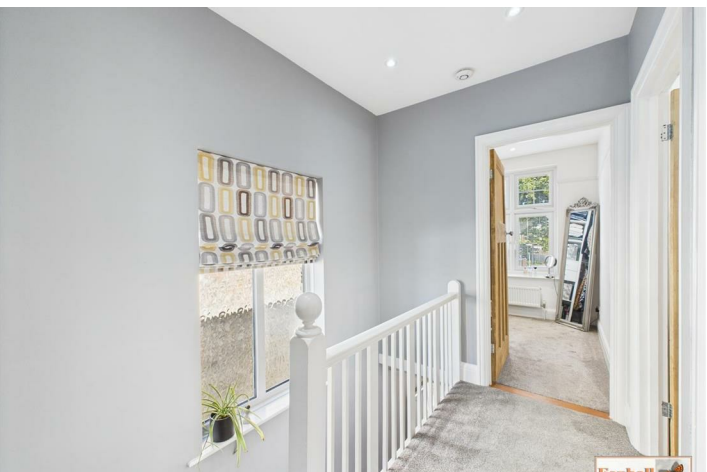
Council Tax Band - C



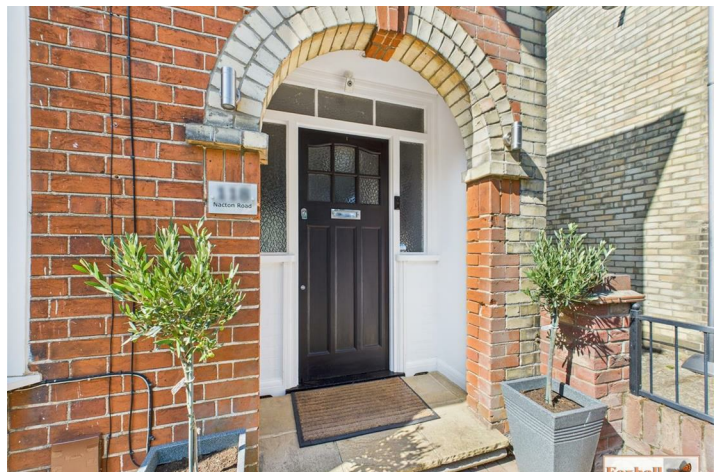














Road Map



Hybrid Map



Terrain Map



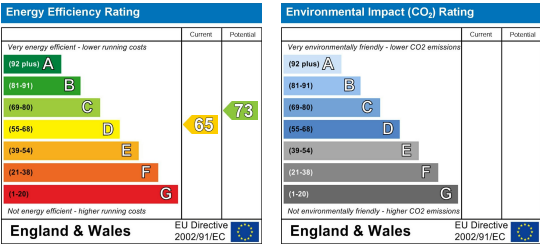
Floor Plan



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



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.