

Foxhall



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Bell Lane

Kesgrave, Ipswich, IP5 1JN

Asking price £350,000



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Summary Continued

The bungalow itself with two double bedrooms plus a separate lounge and utility room and a conservatory. It does now require a degree of upgrading and modernisation internally.

This represents excellent potential being only a few minutes walk to local shops and facilities with a nearby bus stop and the Kesgrave community & conference centre, children's nursery, doctors surgery, sport field, tennis courts and all the facilities are literally within five minutes away.

Front Garden

42'7" x 39'4" (12.98m x 11.99m)

Approached by a paved garden providing ample driveway parking for up to three to four vehicles, the front garden is fully enclosed by metal fencing and has high hedging with established flower, shrub and trees in the border to provide screening with a double picket fence leading to the side driveway for further off-street parking for 2 to 3 small vehicles.

Entrance Porch

UPVC double glazed front entrance door through to entrance porch with further glazed hardwood door through to entrance hallway.

Entrance Hallway

Radiator, access to loft space, doors to bedrooms one, two, lounge, bathroom and kitchen / diner.

Lounge

12'2" x 10'11" (3.71m x 3.33m)

Double radiator, window to side and door through to utility room.

Utility Room

7'8" x 5'8" (2.34m x 1.73m)

Plumbing for a washing machine, power and light, ideal for storage of fridge or freezer, window and a double glazed wooden door leading out to the rear.

Kitchen / Diner

21'2" x 12'9" (6.45m x 3.89m)

Modern replacement fitted kitchen with excellent selection of units comprising base drawers, cupboards and eye-level units, integrated NEFF double oven, five ring gas hob and full width extractor hood above, ample worksurfaces, space and plumbing for a dishwasher, single drainer sink unit, laminate flooring, tiling, additional glazed display cabinets, wall mounted replacement Baxi boiler, windows and glazed stable door to the rear into the conservatory.

Dining Area - Radiator, door to airing cupboard, additional built-in shelved storage cupboard, picture window to side which is southerly facing making this a lovely sunny and bright room for a good part of the day.

Conservatory

10'2" x 5'8" (3.10m x 1.73m)

Double glazed windows to all sides with fitted blinds and a double glazed door leading out to the decked area.

Shower Room

7'5" x 6'10" (2.26m x 2.08m)

Modern replacement suite comprising corner shower with inset Mira Element shower, vanity unit wash hand basin with cupboards below and adjacent cupboard, W.C., radiator, fully tiled on two walls and a window to rear which is easterly facing making this a lovely bright sunny room especially in the mornings.

Bedroom One

12'6" x 11'10" (3.81m x 3.61m)

Double radiator, window to side, bay window to front and laminate flooring.

Bedroom Two

12'10" x 10'10" (3.91m x 3.30m)

Double radiator and window to front.

Rear Garden

165' x 40' (50.29m x 12.19m)

Garden commences with a large area of decking which is sheltered, secluded and enclosed by balustrading making it a real suntrap absolutely ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. The decking then slopes down to the second part of the garden with an area of lawn, large bay tree and well stocked flower/shrub borders, spacious fishpond with waterfall and outside Victorian style street lamp.

There is a large 18' x 8'9" timber garage with windows to side, there is a second 9' x 11' timber shed/workshop with workbench supplied with power and light, picture windows to side and part glazed door to side. Both these structures are in need of repair and renovation the second one once renovated would make a superb art studio or workshop. Into the second part of the garden which has two large greenhouses the first one is 8' x 6" the second one is 17' x 6' and has doors at both ends and is complete with fitted metal rack shelving and its is believed that both greenhouses are supplied with light and power but this has not been tested. There is a virtually brand new 11' x 6' timber shed professionally built on site only a year ago with door and window and a large fruit cage that's 27' x 18' with shingled flooring.

The rear section of the garden commences with three large vegetable beds enclosed by railway sleepers plus large areas of lawn the rear half of which is a small orchard with a wealth of established apple and pear trees there are also established fir and other trees. The garden is enclosed by good condition panel fencing on the left hand side and the rear side is virtually new and on the other side panel fencing and trellis work making this fully enclosed and ideal for anyone with young children or dogs. The remainder of the rear section of the garden is laid to lawn and at the rear there is a large 12' timber summerhouse and an additional large storage shed with windows and enclosed work/storage area with compost bins plus a nature wildlife pond partly obscured by further established trees and an additional rear patio or hardstanding for a further shed.

The rear garden is both east and southerly facing making it full of sunshine for a good part of the day and the high hedging behind the panel fencing on both sides makes it completely un-overlooked from sides and rear, a totally secluded garden.

Agents Notes

Tenure - Freehold

Council Tax Band - D

Subject to Probate not yet granted







Road Map



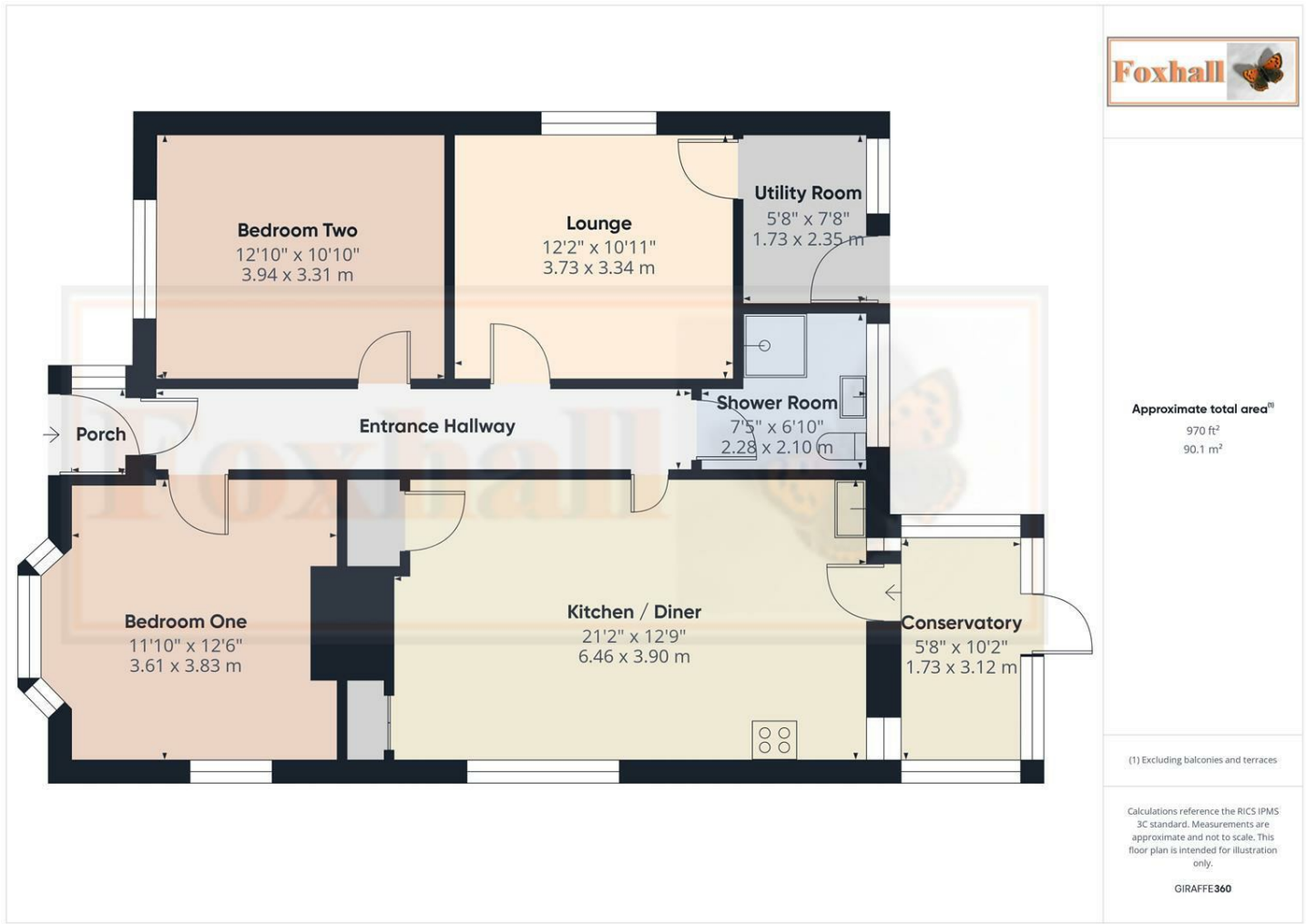
Hybrid Map



Terrain Map



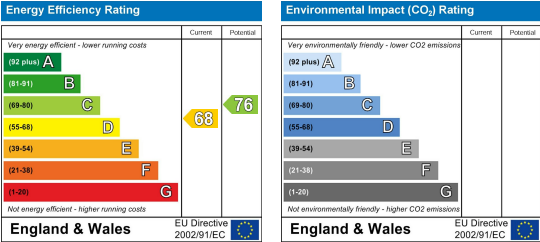
Floor Plan



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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