

# Foxhall



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## Gleneagles Drive

Rushmere Heath, Ipswich, IP4 5SG

Asking price £275,000





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## Summary Continued

The porchway and entrance hallway to the property are extremely spacious and wide with wide doors in this bungalow, making it ideal for anyone who perhaps might be in a wheelchair.

The entire bungalow benefits from a gas central heating via regularly serviced boiler and UPVC double glazed windows and doors throughout and there is an extremely large loft space with a pull down triple part ladder. This certainly could offer potential for further development in the loft space especially taking into account the very wide hallway.

## Front Garden

Enclosed by a low brick wall laid to lawn with path leading to front door.

## Porch

Double glazed front entrance door into spacious entrance porchway.

## Entrance Hallway

16'10" x 5'9" (5.13m x 1.75m)

With a wide glazed door leading into a very wide hallway, with a double radiator and all doors off.

## Kitchen / Diner

Very spacious kitchen / dining room having previously been knocked through into one big room with a full width picture window to front, plus a glazed door to the side again making this a nice and light room full of natural light, 1 1/2 bowl polycarbonate sink unit, ample worksurfaces, excellent selection of units comprising base and, deep pan drawers, base cupboards, eye-level cupboards plus an additional fitted larder cupboard and double doors to a spacious built-in additional cupboard, plumbing for a washing machine, space for a fridge, under counter fridge / freezer, extractor hood, Ideal

Classic boiler, tiling, double radiator and a glazed door leading out to the rear porch.

## W.C.

W.C., half tiled walls and window to side.

## Shower Room

7'2" x 5'7" (2.18m x 1.70m)

W.C., wash hand basin, double size shower enclosure which is fully tiled, radiator, access to the loft space with a pull down triple part ladder (there certainly could be potential for further development in the loft space) and double doors opening through to the airing cupboard.

## Lounge

17'2" x 12'3" (5.23m x 3.73m)

Lovely westerly facing lounge which gets the sun beautifully in the later afternoon and evening with a picture window with a lovely view over the extensive front lawn and view down Gleneagles Drive. There are no properties immediately opposite this window, ideal for anyone who likes to sit and watch the world go by. The focal point of this room is a brick built fireplace surround with inset fire, double doors opening into this room, so ideal for anyone in a wheelchair and a very large double radiator.

## Bedroom One

Radiator, window to rear and a door to a built-in wardrobe with hanging and shelved storage space.

## Bedroom Two

Radiator, window to rear and a door to a built-in wardrobe with hanging and shelved storage space.

## Bedroom Three

9'3" x 8'9" (2.82m x 2.67m)

Double aspect room full of natural light and sunshine especially in the afternoon and evening with a picture window to front with a lovely view over the extensive

front lawn and view down Gleneagles Drive, window to side and a radiator. If this wasn't needed as a third bedroom it would make an ideal study/office.

### Side Garden

Extensive side garden enclosed by low brick wall commencing with a small patio area, virtually totally laid to lawn with an inset established rhododendron and shingle with flower and shrub area.

### Rear Garden

Southerly facing fully enclosed by panel fencing on two sides, the rear wall of the garage on the third side and the side of the bungalow on the fourth this means this is fully enclosed and fully sheltered south facing suntrap absolutely superb for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. The bungalow is completely un-overlooked from the rear.

Low maintenance rear garden being completely paved with a side area for a lean-to greenhouse with shelving and a good sized timber shed and water butt to remain. There is side area access via a secure lockable metal gate.

### Agents Notes

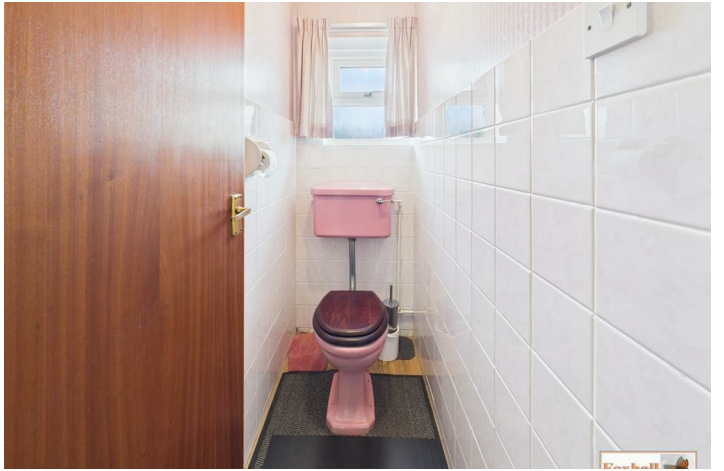
Tenure - Freehold

Council Tax Band - D

There are a number of items of furniture still in the property which the sellers have very generously said could be included free of charge.













Road Map



Hybrid Map



Terrain Map



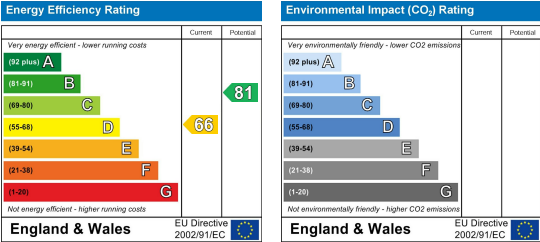
Floor Plan



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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