

# Foxhall



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## Heath Road

Rushmere Heath, Ipswich, IP4 5SS

Guide price £325,000





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## Front Garden

Hardstanding in shingle, low maintenance providing off-road parking for to 2-3 cars comfortably, access to the rear garden via gate.

## Porch

Door into the porch with full height of the porch bespoke cupboards suitable for storage.

## Entrance Hallway

Door into the hallway, stairs up to the first floor, laminate flooring, radiator, coving, door to the lounge, kitchen and W.C.

## Lounge

13'11" x 11'0" (4.24m x 3.35m)

Double glazed bay window to the front with fitted blinds, carpet flooring, raised skirting, coving, upright radiator, phone and aerial points coming into the lounge area, door back through to the hallway and a dimmer switch.

## Downstairs W.C.

5'0" x 2'5" (1.52m x 0.74m)

Wash hand basin, low-flush W.C., extractor fan, splash-back tiling and vinyl floor tiles.

## Kitchen / Dining Area

17'2" x 10'2" (5.23m x 3.10m)

Kitchen Area - Comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit with directional tap, wall mounted Baxi boiler, inset Hotpoint oven with a stainless steel four ring gas hob, tiled backing, with a stainless steel Hotpoint extractor fan over, integrated fridge freezer, integrated dishwasher, laminate floor tiles, breakfast bar area suitable for sitting at least three people, wooden glass door through to the utility area, coving, spotlights, smoke alarm, radiator and opening out into the dining area.

Dining Area - Bespoke set of cupboards, upright radiator, laminate floor tiles, double glazed patio doors leading onto the conservatory and an archway going through to the lounge.

## Utility Room

8'1" x 4'2" (2.46m x 1.27m)

Handy side utility area brick with UPVC roof and a door to the rear garden, hardstanding floor with space and plumbing for a washing machine, space for a tumble dryer, cupboard and worksurfaces over with a handy semi-outside area for laundry and storage.

## Conservatory

10'1" x 5'9" (3.07m x 1.75m)

UPVC ceiling, double glazed and UPVC units, windows and patio door, tiled flooring, bespoke cabinetry providing a seat with under seat storage, bespoke cupboards providing extra storage before you go out into the rear garden with power and light.

## Landing

Carpet flooring, obscure double glazed window to the side with fitted blind, coving, smoke alarm, doors to bedrooms one, two, three and the bathroom.

## Bedroom One

11'9" x 11'0" (3.58m x 3.35m)

Double glazed bay window to the front with fitted blinds, radiator, carpet flooring, high skirting, coving and a large fitted wardrobe with a mirror front.

## Bedroom Two

12'4" x 9'10" (3.76m x 3.00m)

Double glazed window to the rear with fitted roller blind, radiator, carpet flooring, coving and raised skirting board.

## Bedroom Three

10'2" x 6'11" (3.10m x 2.11m)

Double glazed window to the rear with fitted roller blind,

radiator, raised skirting, carpet flooring, coving and access to the loft which is boarded has a ladder and a light.

### Bathroom

Four piece bathroom with a walk-in shower cubicle, panel bath, vanity wash hand basin, low-flush W.C., heated towel rail, half tiled walls, tiled floor, extractor fan, spotlights, obscure double glazed window to the front with fitted roller blind, bespoke storage cupboards and alcoves.

### Rear Garden

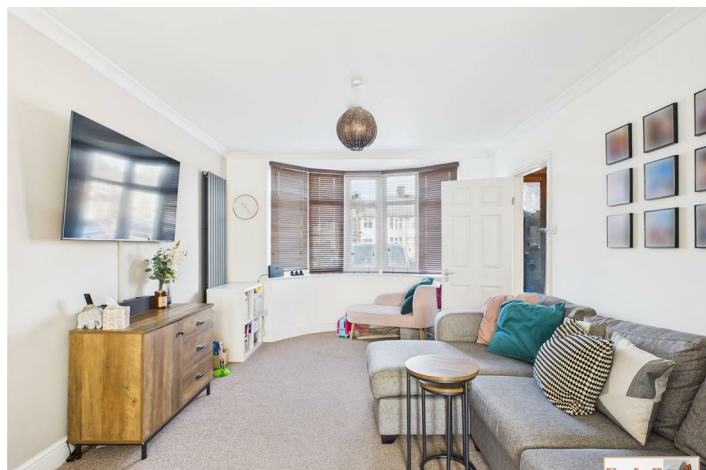
27'10" x 78'8" approx (8.491 x 24 approx)

Large area for patio suitable for al fresco dining, mainly laid to lawn with raised sleeper borders to one side with mature planting, large decking entertaining area, couple of shed to the rear to stay, play area, pathway to the rear, outside tap, access back to the front via pedestrian gate.

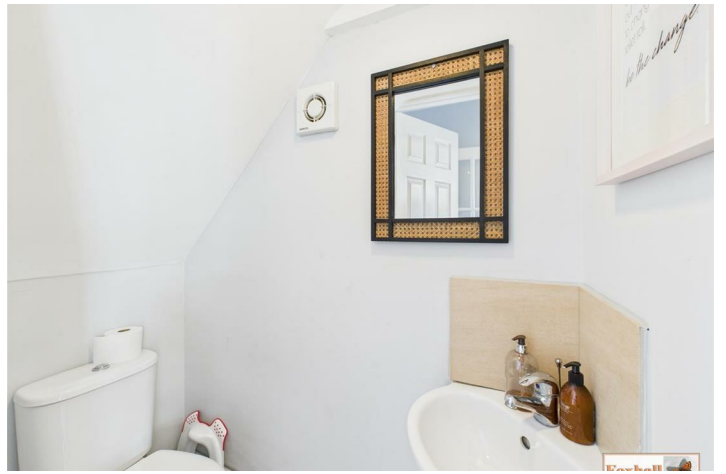
### Agents Notes

Tenure - Freehold

Council Tax Band - C













Road Map



Hybrid Map



Terrain Map



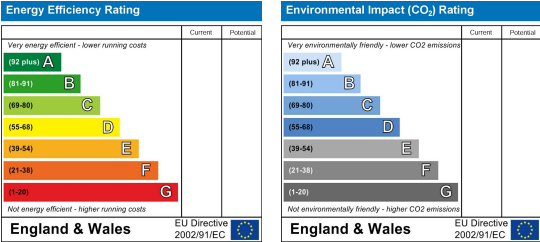
Floor Plan



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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