

# Foxhall



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## Valley Road

North Ipswich, IP4 3AH

Offers in excess of £600,000



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## Summary Continued

The property is located towards the northern outskirts of Ipswich and is set back off the main road in a service road in one of Ipswich's most sought after locations and falls within the highly regarded Northgate High School catchment area.

With easy access by both car, bus and walking to Ipswich town centre and waterfront and also out to the A14 / A12 this property is conveniently located for many local amenities.

## Front Garden

Off-road parking for three to four vehicles, mainly laid to shingle with lovely mature landscaping with lots of mature planting, trees and bushes etc including lots of roses, russian spire and salvia etc, there is a pathway through to the side access to the rear garden, step up onto the front door and another side access to the second hallway entrance and access to the EVO charge electric point which also has a lead which can charge all the way onto the front garden.

## Entrance Hallway

Beautiful handcrafted bespoke front door in solid wood with inset stained glass, double glazed window to either side, double glazed window to the side also, ceramic tiled flooring, spotlights, stairs to the first floor, door to the lounge, door to under stairs cupboard, door to the downstairs shower room, utility room, dining room, radiator, dado rail, handcrafted Tudor rose accent. All doors are mainly oak and glass.

## Lounge

12'2" x 11'7" (3.71m x 3.53m)

Double glazed window to the front, double glazed window to the side, carpet flooring, feature fireplace with slate hearth and an inset multi-fuel wood burner, radiator and picture rails.

## Kitchen / Family / Dining Area

Comprising wall and base fitted units with cupboards and drawers under, worksurfaces over, inset NEFF oven with a NEFF induction hob, NEFF extractor fan, stainless steel sink bowl drainer unit with mixer tap over, bespoke splash-back tiles, plenty of cupboards with larger cupboards all soft close with a breakfast area. The flooring is the tiles which are wood design, two radiators, family area has bi-fold doors into the rear

garden, archway through to the dining room, utility room and second reception.

## Dining Room

12'2" x 11'6" (3.71m x 3.51m)

Double glazed window to the side, wooden floor, radiator, picture rails and open archway through to the family area.

## Utility Room

10'10" x 8'1" (3.30m x 2.46m)

Space for an under counter fridge, space for a full height fridge freezer, space and plumbing for a washing machine, inset dishwasher, cupboards with worksurfaces over, another stainless steel sink bowl drainer unit with a mixer tap over, bespoke splash-back tiling matching the kitchen, double glazed window to the side, wall mounted Baxi combi boiler, tile flooring with wood design with a an oak and glass door back into the hallway.

## Shower Room

6'9" x 4'10" (2.06m x 1.47m)

Large walk-in shower cubicle with solid shower screen with hand-held and rainfall shower over, low-flush W.C. with concealed back plate, vanity wash hand basin, heated towel rail, splash-back tiling, fully tiled walls round shower cubicle, extractor fan, double glazed window to the side, tiled flooring, mirror with integral light and spotlights.

## Office

18'4" x 7'9" (5.59m x 2.36m)

Tiled floor with a wood design, radiator, plenty of bespoke shelving, obscure double glazed window to the side, loft space, spotlights, radiator, double glazed window to the other side and a pedestrian door out into the garden.

## Second Reception

6'2" x 6'1" (1.88m x 1.85m)

Double glazed wood reception door with two double double glazed windows to either side, tiled flooring with wood design in the style of wooden boards with a door in to the office and an arch through to the kitchen / family dining area.

## Landing

Doors to bedrooms one, two, three and four, family bathroom and separate W.C., access to the loft, carpet flooring and a radiator.

Tenure - Freehold  
Council Tax Band - D

### **Bedroom One**

17'11" x 11'2" (5.46m x 3.40m)

Double glazed window to the front, radiator, carpet flooring and an archway through to the dressing area.

### **Bedroom Two**

12'10" x 10'9" (3.91m x 3.28m)

Double glazed window to the rear, radiator and carpet flooring.

### **Bedroom Three**

11'10" x 11'5" (3.61m x 3.48m)

Double glazed window to the side, radiator and the original wooden flooring.

### **Bedroom Four**

12'1" x 11'4" (3.68m x 3.45m)

Double glazed window to the front, picture rail, carpet flooring and a radiator.

### **Family Bathroom**

9'1" x 6'8" (2.77m x 2.03m)

P shaped panel bath with solid shower screen and shower over, inset shower controls, large vanity wash hand basin, low-flush W.C., double glazed window to the side, extractor fan, heated towel rail, vinyl flooring, shaver-point, inset cupboard with mirror front which is movement sensitive and splash-back tiling.

### **Separate W.C.**

5'3" x 2'7" (1.60m x 0.79m)

Obscure double glazed window to the rear, low-flush W.C., tiled splash-back and vinyl flooring

### **Rear Garden**

39'4" x 104'11" (11.99m x 31.98m)

Large fully enclosed un-overlooked private rear garden with a plethora of mature plants, trees and bushes. This has raised borders packed with plants including and not inclusive with a pear tree, and two apple trees, roses. Greenhouse to stay approx. 9' x 7', a summerhouse, there is a wooden archway, pond, large shed approx. 15'1" x 11'7" which has power to it. There is a large patio area, vegetable area as well as a nature pond. The patio area also goes round to the side and there is a pedestrian access via a brick arch and gate through to the front garden, there is also plenty of room to store things and a small undercover lean-to approx. 3'3" x 7'8". There is outside electricity and an outside tap both the pond electrics and summer house / office have a switch inside so you can turn everything off from inside.

### **Summer House / Office**

11'9" x 9'5" (3.590 x 2.894)

Cladded boarded with power up to the summer house, suitable for either use as a summer house or office, double glazed window to the side and double glazed patio doors to the front which open out.

### **Agents Notes**











## Road Map



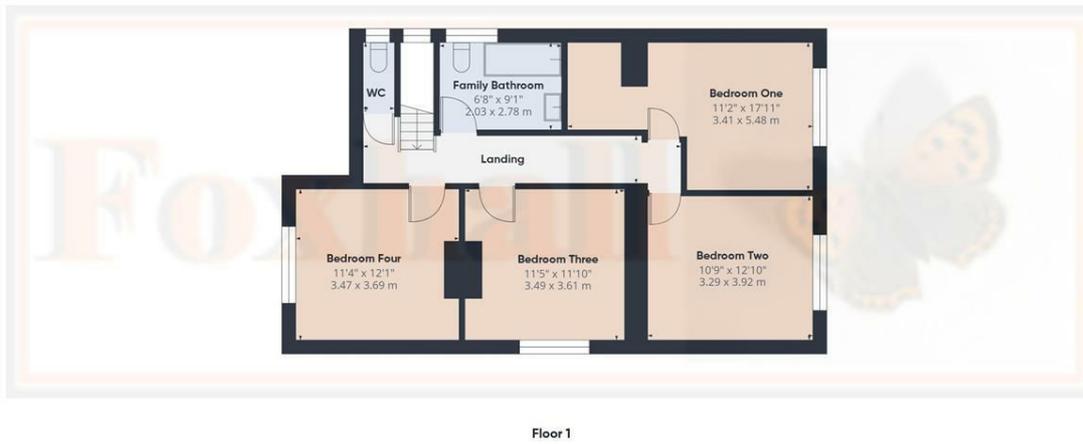
## Hybrid Map



## Terrain Map



## Floor Plan



Approximate total area<sup>®</sup>  
1748 ft<sup>2</sup>  
162.4 m<sup>2</sup>

(1) Excluding balconies and terraces

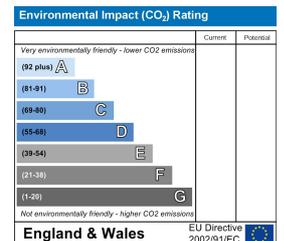
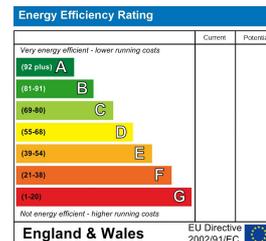
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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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