

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



Princethorpe Road

East Ipswich, IP3 8NU

Guide price £395,000



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Summary Continued

Ipswich's popular East area offers plenty of local amenities, good school catchment (subject to availability), access to Ipswich Hospital, local bus routes to Ipswich town centre and easy access to A12/A14.

Being sold with the added benefit of no chain involved this property makes an excellent opportunity to purchase a non estate semi-detached bungalow in the highly sought after east Ipswich area.

Front Garden

Resinmaster driveway which allows off-road parking for three vehicles comfortably and a pedestrian gate to the side and access to the front door.

Porch

UPVC and glazed door into the porch, inset mat and front door into the entrance hallway.

Entrance Hallway

Oak and glazed door into the hallway, radiator with bespoke cover, access to the fuse board, oak doors to the kitchen, shower room, lounge / diner, study and second bedroom with stairs up to the first floor and bespoke Karndean floor.

Lounge / Dining Room

26'0" x 11'0" (7.93m x 3.37m)

Dining Room - Double glazed French doors going out into the rear garden, radiator, ornate coving, wall lights, Karndean flooring and an archway through to the lounge.

Lounge - Double glazed bay window to the front, radiator, aerial point and Karndean flooring.

Shower Room

8'9" x 6'2" (2.68m x 1.88m)

Fully tiled walls and flooring, very large walk-in shower cubicle with fixed shower screen and a hand-held and rainfall shower, pedestal wash hand basin, low-flush W.C., obscure double glazed window to the side with fitted blinds and a heated towel rail.

Kitchen

13'6" x 7'3" - 8'11" x 6'11" (4.12m x 2.21m - 2.74m x 2.11m)

Comprising of wall and base units with cupboards and drawers under and granite work-surfaces over, breakfast bar which looks out onto the sunroom and is therefore lovely in the morning to sit with a cup of coffee and watch the sun come up, but equally is a good spot for entertaining as it leads onto the sunroom. There is an inset 1 1/2 stainless steel sink bowl drainer unit with a mixer tap over, brushed stainless steel socket fixings, Karndean flooring, a large Rangemaster Toledo gas & electric cooker with five rings and a warming plate, stainless steel splash-back, stainless steel extractor fan over. Inset space for a large American style fridge freezer, larder cupboard pull outs, large drawers for pans etc, integrated Bosch dishwasher, integrated Bosch washing machine and quartz granite riser splash-backs, radiator, spotlights and an archway through to the sun room.

Sun Room

13'7" x 12'5" (4.14m x 3.78m)

Comprising of UPVC and double skinned brick and block walls with gable end solid roof with two Velux windows, double glazed windows to both sides and one side of the sun room is fully double glazed windows with inset double glazed patio doors, directional lights, stainless steel socket points, aerial point, inset blinds. The sun room is all out into the rear garden.

Bedroom Two

12'11" x 11'9" (3.95m x 3.60m)

Double glazed bay window to the front, carpet flooring, radiator and ornate coving. Large pine triple very substantial wardrobe, dressing table with stool and two pine bedside tables also to be included in the sale if required.

Bedroom Three / Study

10'10" x 6'11" (3.31m x 2.12m)

Double glazed window to the side with fitted blinds, radiator, carpet flooring, single pine wardrobe with top box, pine bedside cabinet also to stay if required and a large under stairs cupboard.

First Floor Landing

Door to bedroom one.

Bedroom One

20'4" x 9'3" (6.20m x 2.83m)

Two radiators, double glazed window to the rear and a Velux window to the front, triple fitted wardrobes, spotlights, door to the en-suite, eaves cupboard for storage and Karndean flooring. there are three chest of drawers, dressing table with stool and two bedside cabinets that can be included in the sale if required.

En-Suite Shower Room

9'8" x 8'7" (2.95m x 2.62m)

Large walk-in shower cubicle, eaves storage, low-flush W.C., pedestal wash hand basin, heated towel rail, Velux window, Karndean flooring, spotlights and extractor fan.

Rear Garden

27'11" x 156' (8.51m x 47.55m)

Main Garden - Mainly laid to lawn with a very large entertainment patio area suitable for alfresco dining, there is a purpose built wooden pergola decking area under cover approx. 20'8" x 8'10" with bespoke fitted canvas blinds, power and lighting and its own fuse box, a couple of pendant lights, outdoor electrics with speakers currently wired in. (potentially will go) A further small walled area which currently houses a hot tub (may be open to negotiation), further open wooden pergola which follows on from the dining room, outside tap, gate through to the front of the garden, astro-turf area suitable for storage or entertaining.

There is a Summerhouse - Approx. 12' x 14' with power and lighting wood and glazed built.

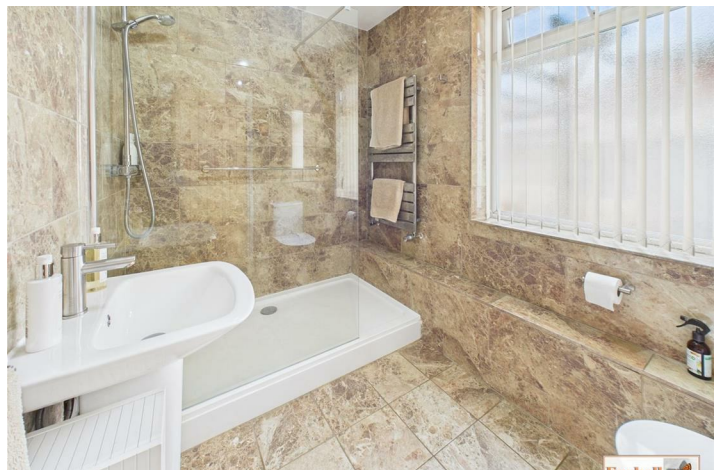
To the rear of the garden beyond lattice trellis and gate there are five raised beds for vegetables wooden glass greenhouse, shed which is approx. 9'10" x 12'1" to stay, there is another shed approx. 8' x 7' lovely for growing vegetables.

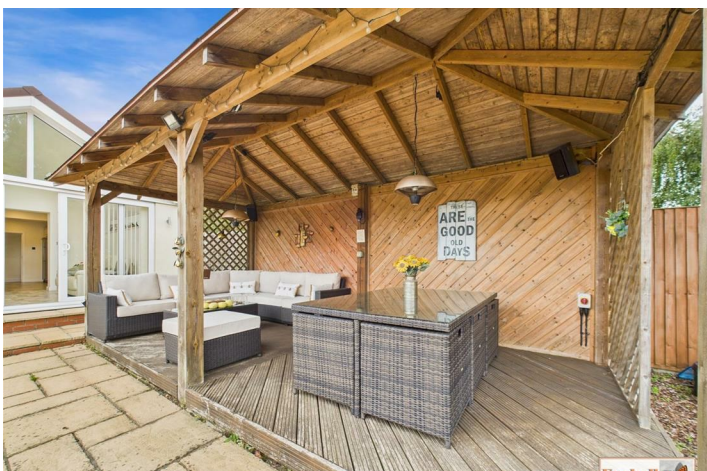
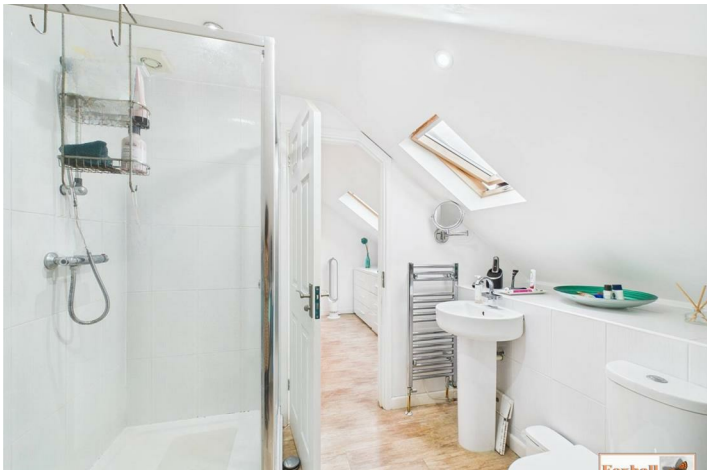
Agents Notes

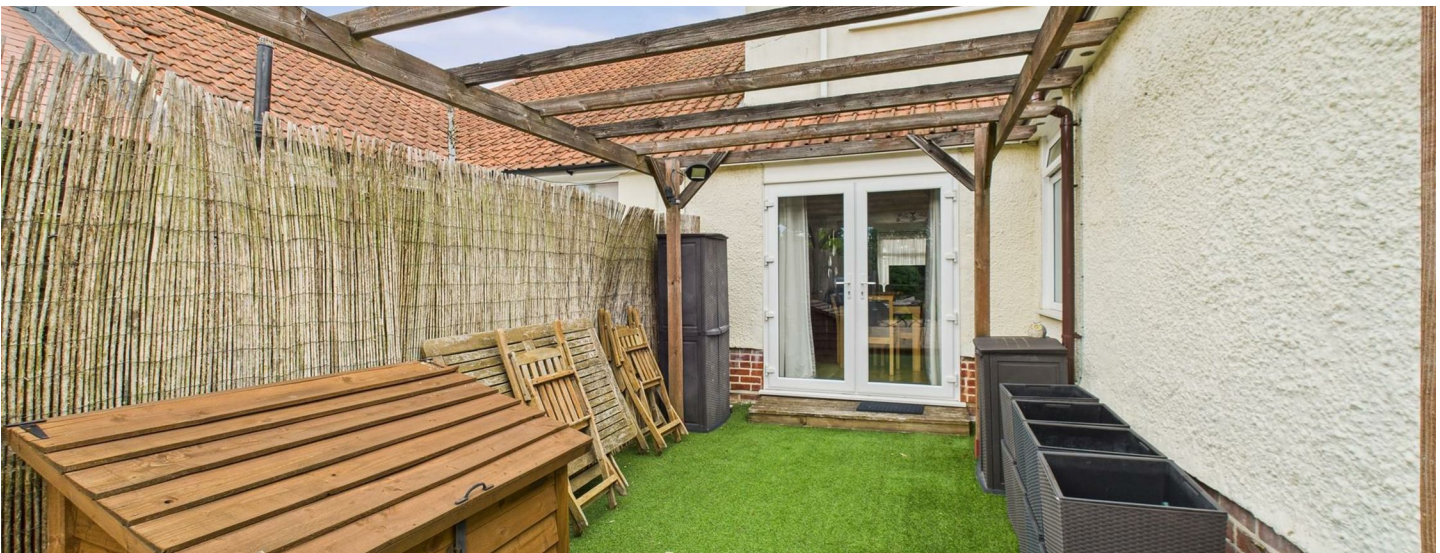
Tenure - Freehold

Council Tax Band - C

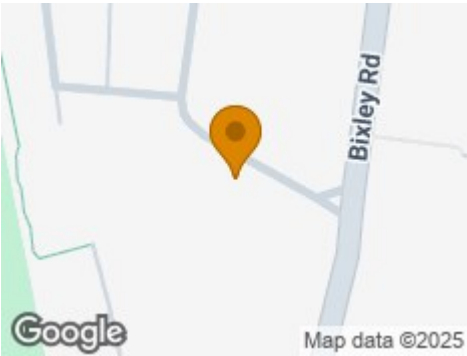








Road Map



Hybrid Map



Terrain Map



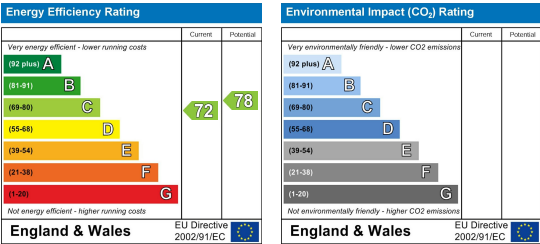
Floor Plan



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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