

Foxhall



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Main Road

Chelmondiston, Ipswich, IP9 1EB

Offers in excess of £600,000



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E



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Summary Continued

Property also benefits from a plot in the region of 0.5 of an acre with a southerly aspect backing onto fields and there has been a considerable investment in making home as energy efficient as possible.

We understand from the vendor that for 2024 the energy costs were £512.17 and this included charging an electric car which averages approx. 10,000 miles a year. The house has an alarm system that includes the workshop, there are also heat and carbon monoxide alarms. The system itself is monitored by an external company and can also be monitored and managed from your smart phone. Both Solar systems have 10 year maintenance contracts and were signed in January 2025 these include annual cleaning and service and replacement of parts that become defective the solar PV system can be monitored and managed by an app again on a smart phone.

The accommodation is as follows entrance hall, dining room 22'4" x 10'9", lounge, 19'7" x 15'7", 11'8" x 5'9" office and a superb modern kitchen 15'7" x 9'8" with access to the utility room and cloakroom.

Front Garden

Mainly laid to lawn and shielded from the road by mature hedging and alongside the garden is a large driveway providing an excellent area off-road parking for several vehicles leading through to the garage with a carport to the side and a further storage shed closer to the boundary of the property.

Entrance Hall

Entrance door into entrance hall, with stairs off to first floor, Velux style window, fire door to the integral garage and doors to the kitchen and dining room.

Kitchen

15'7" x 9'8" midpoint (4.75m x 2.95m midpoint)

Well fitted comprising 1 1/2 bowl sink with mixer tap, excellent range of worksurface with drawers and cupboards under, wall mounted cupboard and two large upright storage cupboards, double oven, warming draw with electric induction hob with extractor hood over, infrared panel heater, integrated dishwasher, fridge freezer two double glazed windows to the front, door to the dining room and utility room and a large under stairs cupboard.

Utility Room

9'6" x 5'8" (2.91 x 1.75)

Eye and base level units with roll top worksurfaces, space and plumbing for a washing machine, wall mounted electric panel heater, window to the side and door opening out to the outside and door through to the cloakroom W.C.

Cloakroom W.C.

5'8" x 2'7" (1.74 x 0.79)

Low-level W.C., pedestal wash hand basin and double glazed window to the front aspect.

Dining Room

22'4" x 10'9" (6.83 x 3.28)

Window to the side aspect, two wall mounted electric panel heaters, French doors opening through to the lounge.

Side Porch

8'9" x 4'10" (2.69 x 1.49)

French doors opening out to the rear garden, wall mounted electric panel heater and French doors through to the lounge.

Study / Office

11'8" x 5'9" (3.56 x 1.76)

Window to rear and side aspects and a wall mounted electric panel heater.

Lounge

19'7" x 15'7" (5.98 x 4.76)

Windows to rear aspect, French Doors opening out onto the patio and rear garden with an electric sun awning extends from the French doors, multi-fuel fire and surround fitted in 2024, two wall mounted electric panel heaters and French doors opening through to the side porch.

Landing

Window to the side aspect, light tunnel, access to the loft with fitted loft ladder and doors to all bedrooms and the bathroom.

Bedroom One

13'6" x 10'2" (4.11m x 3.10m)

Window to the rear aspect with uninterrupted field views, wall mounted electric panel heater, built-in wardrobe with sliding doors and through to the dressing area.

Dressing Area

10'5" x 5'8" (3.20 x 1.74)

Velux style window, wall mounted electric panel heater and a sliding door through to en-suite bathroom.

En-Suite Bathroom

10'5" x 5'8" (3.20 x 1.74)

Four piece comprising jacuzzi style bath, corner shower enclosure, low-level W.C. and vanity wash hand basin with storage beneath, tiled splash-backs, wall mounted electric panel heater, Velux style window and opaque windows to side aspect and rear aspect.

Bedroom Two

12'3" x 12'3" (3.75 x 3.75)

Window to side aspect, wall mounted electric panel heater, built-in cupboard and an airing cupboard.

Bedroom Three

12'3" x 9'1" (3.75 x 2.78)

Window to side aspect and wall mounted electric panel heater and rear loft access.

Bedroom Four

9'8" x 7'10" (2.97 x 2.41)

Window to the front aspect, wall mounted electric panel heater and two built-in cupboards.

Bedroom Five

10'9" x 6'3" (3.28 x 1.93)

Window to side aspect and a wall mounted electric panel heater.

Family Bathroom

7'3" x 6'4" (2.233 x 1.95)

Three piece suite comprising jacuzzi style bath with shower, low-level W.C., pedestal wash hand basin, wall mounted electric panel heater and a window to the side aspect

Rear Garden

Enclosed by timber and chain link fencing, extensively laid to lawn with a southerly aspect backing onto fields and is very well stocked with an abundance of mature trees, shrubs and hedging. The garden is not overlooked it has two featured ponds, access to a large storage shed, vegetable areas towards the rear of the garden, a mixture of fruit trees and ample scope to further extend or develop subject to planning permission. There are a number of hedgehog highway access points along the fencing.

Garage

Has access from the entrance hall, electrically operated up and over door with door opening through to the workshop.

Workshop

Double doors opening out into the rear garden.

Agents Notes

Tenure - Freehold

Council Tax Band - D











Road Map



Hybrid Map



Terrain Map



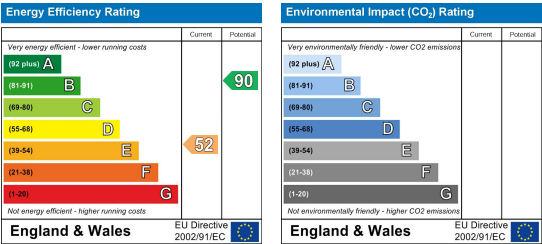
Floor Plan



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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