

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

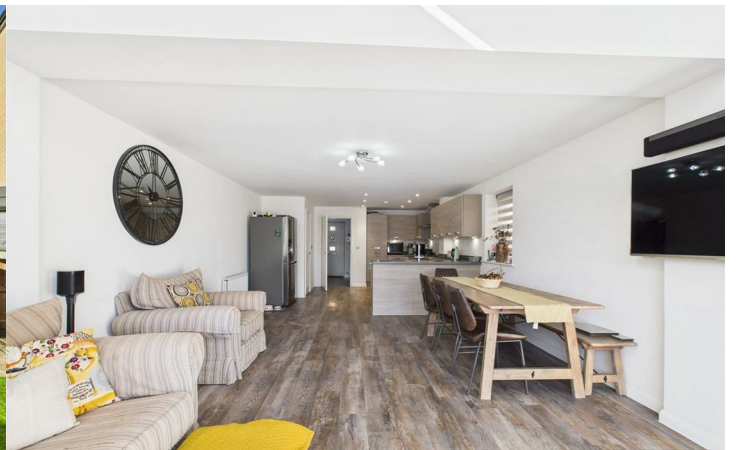


George Elliston Road

Ribbans Park Development Copleston Catchment, Ipswich, IP3 8XQ

Offers in excess of £375,000

4 2 1 B



George Elliston Road

Ribbans Park Development Copleston Catchment, Ipswich, IP3 8XQ

Offers in excess of £375,000



Summary Continued

Within Belgrove Place is access to St Clements Golf course which is open to separate membership and there are delightful woodland walks. A bus stop at the entrance to Belgrove Place leads into Ipswich town centre and Ipswich Hospital is only a 10 minute walk away. Rushmere Heath and golf course are also only approximately 10 minutes away. There are good local corner shops as well as larger shops and amenities within walking distance. Access to the A14 is just a few minutes drive away.

Front Garden

Block paved driveway suitable for parking two vehicles with access to the rear garden via a pedestrian gate. The front garden itself is a path to the front door with a low fence and low maintenance front garden.

Entrance Hallway

Entrance door into the entrance hallway, laminate flooring, stairs up to the first floor, door to the kitchen / family room and door to the downstairs utility / W.C., radiator and fuse board.

Utility / W.C.

6'3" x 4'6" (1.92 x 1.39)

Laminate flooring, pedestal wash hand basin, low-flush W.C. with concealed back plate, radiator, obscure double glazed window to the front, cupboard housing the Potterton boiler installed in 2018, integrated washing machine, half tiled walls, plenty of bespoke cupboards, brushed gold sockets with USB ports and an extractor fan.

Kitchen / Dining / Family Area

31'10" x 14'2" (9.71 x 4.33)

Kitchen / Dining Area - Comprising of wall and base

units with cupboard and drawers under and worksurfaces over, stainless steel five ring gas Hotpoint hob with glass splash-back and stainless steel extractor over, Hotpoint oven, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap over, integrated dishwasher, plenty of cupboards, integrated fridge freezer, space for a further appliances such as a large American fridge freezer, laminate flooring, door to a utility cupboard under the stairs which has plug sockets, phone point and space for a dryer or such, spotlights, smoke alarm, under counter lights and through to the family area.

Family Area - Three radiators, laminate flooring, double glazed window to the side with fitted blinds, wall lights, two Velux roof lights and bi-fold doors leading out into the rear garden.

First Floor Landing

Double glazed window to the front with fitted blind, carpet flooring, radiator and stairs up to the second floor and doors to bedrooms one and four. Given the size of the landing there is potential to place a small deck or reading chair and bookcase near the window.

Bedroom One

11'10" x 10'9" (3.63 x 3.30)

Two double glazed windows to the front with fitted roller blinds, radiator, triple mirror fronted wardrobe, carpet flooring and door to the en-suite.

En-Suite Shower Room

7'1" x 4'3" (2.16 x 1.30)

Walk-in shower cubicle with tiled splash-back, wash hand basin, low-flush W.C. with concealed back plate, half tiled walls, tiled flooring, extractor fan, spotlights, bespoke cabinetry and a shaver point.

Bedroom Four

13'4" x 7'9" (4.07 x 2.37)

Double glazed window with fitted roller blind, radiator, carpet flooring, spotlights. Currently being used as an office, however it is a double bedroom size with plenty of space for both double bed and further bedroom furniture if somebody wanted a fourth bedroom.

Second Floor Landing

Doors to the bedrooms and bathroom and the loft access with a large storage cupboard.

Bedroom Two

11'8" x 10'10" (3.56 x 3.32)

Carpet flooring, radiator, two double glazed windows with fitted blinds and a handy recess for a desk area/dressing table.

Bedroom Three

12'2" x 10'7" (3.73 x 3.23)

Two double glazed windows to the rear with fitted roller blinds, radiator, carpet flooring, plenty of built-in shelving across the whole width of one wall and a further double glazed window to the side with fitted roller blind.

Family Bathroom

6'9" x 5'6" (2.08 x 1.70)

Comprising of a panelled bath with mixer tap and a shower over, tiled walls, tiled floor, half tiled bathroom with wash hand basin and low-flus W.C with concealed back plate, extractor fan and spotlights.

Rear Garden

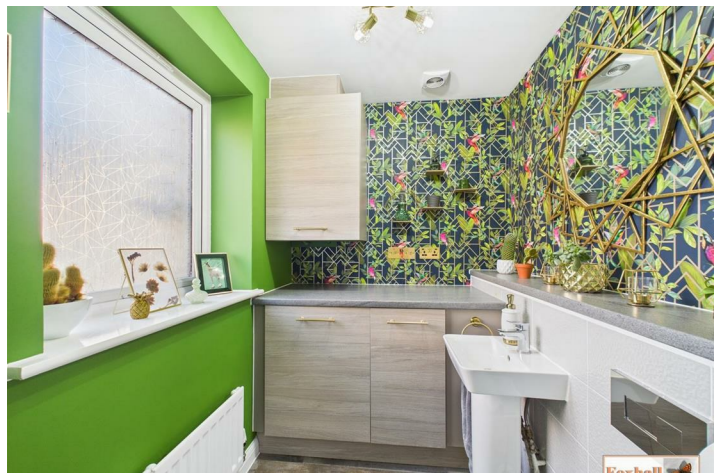
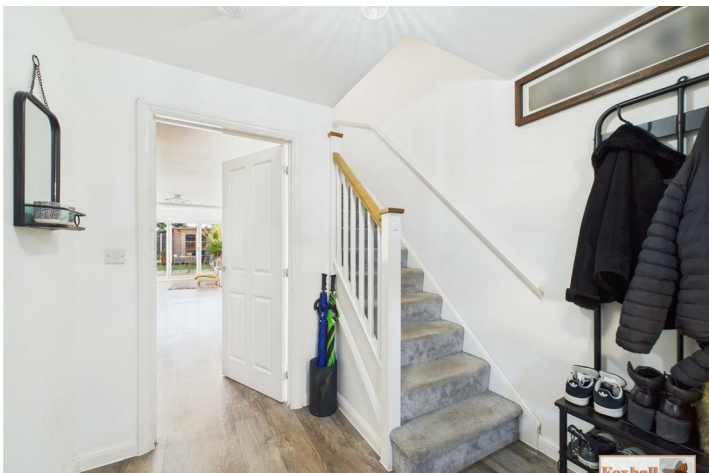
33' x 22' (10.06m x 6.71m)

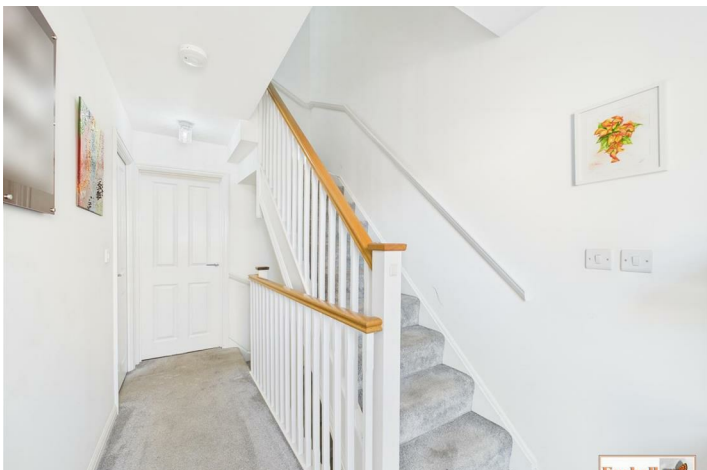
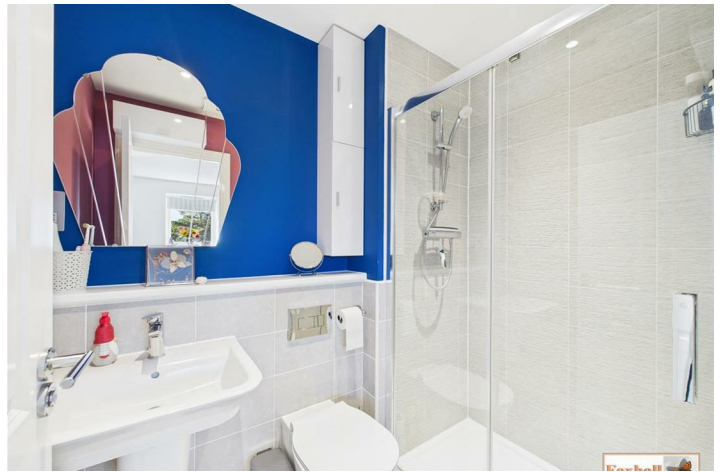
Lovely patio area suitable for alfresco dining, fully enclosed rear garden with a further astro turf area and decking area allowing you to dine outdoors from your morning cup of tea through to your evening meal and lunch in between there is a lovely summer house to stay approx. 8' x 10' and an outside electric socket. Outside wall lights, two raised borders with lots of mature planting hedging etc, side area with a outside tap, outside electric socket, pedestrian gate through to the front and several other sheds for storage which will stay.

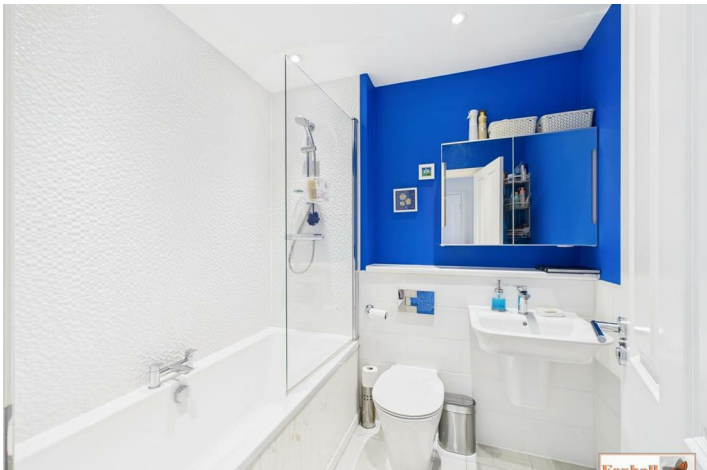
Tenure - Freehold
Council Tax Band - D

Agents Notes











Road Map



Hybrid Map



Terrain Map



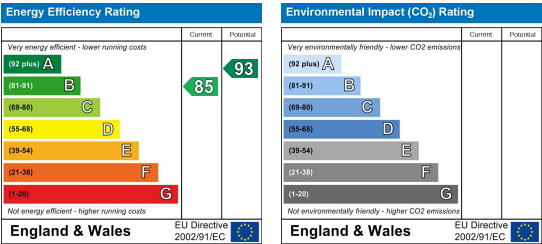
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.