

Foxhall



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Foxhall Road

East Ipswich, IP3 8NF

Guide price £525,000

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Summary Continued

To the rear of the property is a large, fully enclosed rear garden with half set to lawn. The other half contains a swimming pool and pump house with additional store and also a large decking area. There is a side garden which is mainly a patio area which sweeps round to a pedestrian gate.

On the roof are 15 solar panels all owned outright on the house to supply electricity. There are also solar heating on top of the pump house and store which can be used in the summer months for heating the swimming pool. In the winter the swimming pool can be switched over to electric heating making it more economical to be able to use the swimming pool all year round.

Situated in the ever popular East Ipswich area within Copleston School catchment area and serviced by a good bus route (the nearest bus stop is just a minute or two walk on the same road) and being 5-10 minutes drive from both Ipswich town and vibrant waterfront in one direction and A14 / A12 in the other, this is in a superb location. In addition there is a superb array of shops, restaurants and amenities either just a short walk or drive away.

Given the dimensions of both the plot and accommodation on offer, this would be a fantastic family home for many years to come and superb for entertaining family and friends. Make sure to ring to secure your viewing slot ahead of the rush.

Front Garden

Block paved driveway for a large number of vehicles lots of different sizes probably eight or nine vehicles, horseboxes, trailers, etc. Partially laid to lawn with a mid height brick wall and a gate through to the side and rear.

Porch

Double glazed and UPVC obscure door coming into the porch with a double glazed window to the side, light, inset mat and door to the front.

Entrance Hallway

Karndean herringbone pattern on the flooring, radiator, doors off to bedroom one, two, three, lounge and the dining room. Cupboards housing the fuse boards, cupboards housing the gas meter and spotlights.

Lounge

18'2" x 16'10" (5.55 x 5.14)

Double glazed windows to the rear, two radiators, bi-fold doors, carpet flooring with parquet floor under, spiral staircase up to the top floor and an aerial point.

Bedroom One

19'2" x 14'8" (5.86 x 4.48)

Access to the loft, double glazed window to the rear overlooking the rear garden with fitted roller blind, two roof lights, electric heater, phone points and access down through to the lounge via a spiral staircase and a door through to the office/walk-in wardrobe.

Bedroom Five / Walk-in Closet / Office

14'6" x 9'1" (4.44 x 2.78)

Carpet flooring, two Velux windows, controls and power base for the solar panels and a door through to the lobby and W.C.

Rear Lobby

Extra space for shelving or hanging clothes or storage and a door through to the en-suite.

En-Suite Cloakroom

6'3" x 4'8" (1.91 x 1.44)

Vanity wash hand basin, mid height W.C., splash-back tiling, spotlights, vinyl flooring, extractor fan and access to the eaves.

Kitchen / Breakfast Room

13'9" x 9'9" (4.21m x 2.98m)

Comprising of wall and base units with cupboards and drawers under, solid granite quartz worksurfaces over, ceramic 1 1/2 sink bowl drainer unit with a mixer tap over, double glazed window to the rear with fitted blinds, space and plumbing under for a dishwasher, space for a full height fridge freezer, inset Indesit oven with an

Indesit hob over with stainless steel splash-back, brushed stainless steel sockets with USB ports, tiled flooring, radiator, door through to the inner hallway and door back through to the dining room. Space for table and chairs for breakfast.

Dining Room

14'10" x 9'10" (4.53m x 3.02m)

Feature gas fireplace with shelving units to the side in alcoves, double glazed window to the side, laminate flooring, radiator, door through to the kitchen, door to the lounge, door to the hallway with panelling on the wall and spotlights.

Bedroom Two

12'11" x 10'1" (3.94 x 3.09)

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

Bedroom Three

12'2" x 11'5" (3.73 x 3.49)

Double glazed window to the front, radiator, carpet flooring and coving.

Bedroom Four

11'5" x 10'0" (3.48m x 3.06m)

Double glazed window to the side, radiator and laminate flooring.

Bathroom

11'4" x 8'0" (3.45m x 2.44m)

Four piece bathroom with an oval freestanding bath with a mixer tap over, walk-in shower cubicle with shower over, wash hand basin, low-flush W.C., heated towel rail, half-tiled walls, tiled floor, extractor fan, spotlights, obscure double glazed window to the side with fitted roller blind, cupboard housing the Baxi boiler another cupboard housing the Tribune HE range condenser tank, doors that access that for servicing, etc.

Inner Hallway

Tiled flooring, light, double glazed obscure UPVC door to the front with window at the side and at the top, UPVC door with double glazing unit and a window again to the rear garden and a window above, door to the garage and door to the garden W.C.

Utility Room

9'5" x 9'3" (2.89 x 2.83)

Double glazed window to the rear with fitted roller blind, units comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer, space for a fridge / freezer, wall mounted electric heater, phone point and tiled flooring.

Garden W.C.

Mid flush W.C., pedestal wash hand basin, panelled

walls, obscure double glazed window to the rear, tiled unit and power and light.

Garage

21'4" x 10'2" (6.50m x 3.10m)

Unusually large garage with manual up and over door with power and lighting, semi-insulated on all the walls and roof with some worksurfaces and some cupboards for storage.

Solar Panels

15 Solar panels owned outright which are located on the main house and supply electricity to the house.

Rear Garden

Lovely decking area suitable for alfresco dining which leads to the swimming pool pump house and a separate brick built store which could be a workshop or storage area. Outside tap and half the garden is laid to lawn with fruit trees (bramley apple tree with screening on one side of the property as well with leylandii two pear trees and also a plum tree) and screening at the rear, raised vegetable beds and three greenhouses to stay. The rest of the rear garden there is a large swimming pool.

Swimming Pool and Pump Room

The swimming pool is 10,000 gallons and is called a hopper pool, it's 3ft in the shallow nearest to the house and 6ft at the rear end and is heated via the solar heating and / or electric. The pipes for the solar heating are located on top of the pump room and store and water is heated internally during the summer months which can then be used for the swimming pool. During the winter months you can switch this to electric heating to keep the pool economic and being utilised throughout the year if required.

Side Garden

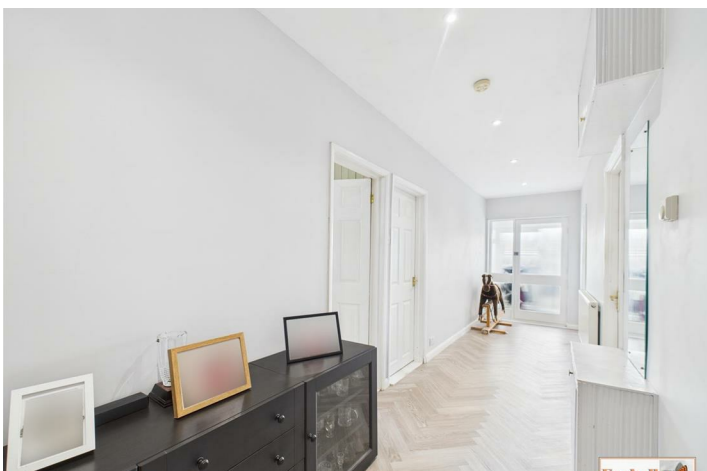
Lovely patio area suitable for alfresco dining, etc, brick wall and gate which separates the side with the main front garden, obviously this could be moved if needed but this is a great area to potentially extend onto without losing any of the rear garden.

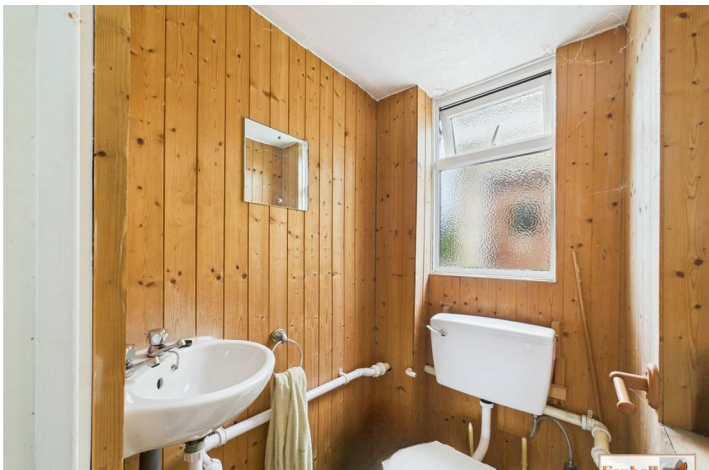
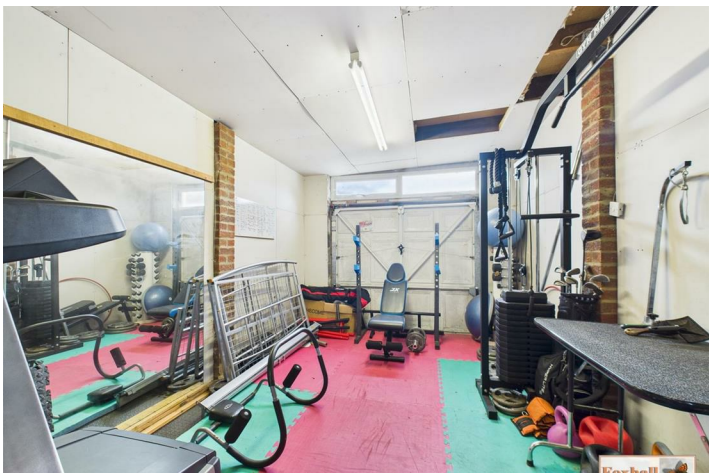
Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



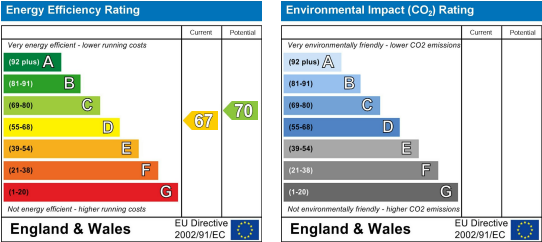
Floor Plan



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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