

# Foxhall



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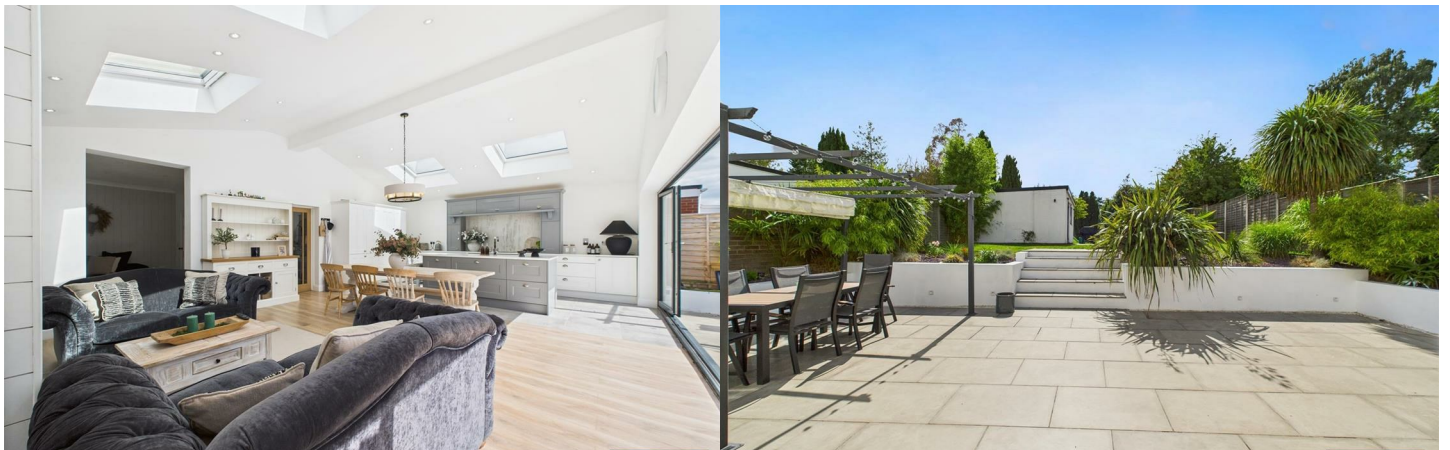
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## Felixstowe Road

South-East Ipswich, IP3 8SU

Asking price £500,000



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## Summary Continued...

On top of this are the delights of a 150' southerly facing rear garden which is totally unoverlooked from the rear and enclosed by panel fencing making it superb for anyone with young children or dogs, etc. The garden commences with a large full width enclosed and sheltered patio area, two seating areas, one of which is covered and these are all real suntraps and ideal for sitting out for a morning cuppa and afternoon glass of wine or alfresco dining.

The whole property has been upgraded to a high standard within the last 7 years. To the front of the property is ample driveway parking, part of which is in the form of block paving.

The property is situated in a highly convenient location within walking distance of Sainsbury's supermarket, selection of local shops and church. Additional access onto A12 / A14, Ransomes retail area and Trinity Park are all within a very short drive away.

We cannot underline strong enough to have a look at this property to fully appreciate how stunning it is and the size of the property on offer as well as the top of the range condition.

## Front Garden

Block paved driveway leading up to the property plus additional area to the front making parking facilities for several vehicles plus a further area to the side of the property leading to double wooden gates. There is also extensive outside lighting.

## Reception Hallway

25'4" x 7'4" (7.73 x 2.26)

With stairs rising to first floor, vertical mirrored feature radiator, twin cupboards, one even made to measure for a golf trolley and golf bag and inset pull out drawer section.

## Kitchen / Dining / Family Room

27'7" x 18'5" (8.42 x 5.62)

Without doubt one of the finest extensions that the valuer has seen with luxury top of the range fitted kitchen and laminated flooring, superb vaulted ceiling with quadruple roof-lights and benefiting from the south facing aspect making this a very light, bright and sunny for most of the day.

In the seating area is a flame effect fire with vertical contemporary fire, a large selection of fitted base, drawers, cupboards and eye level units in contemporary style and colour. Separate island with sink. Additional tall larder style units, additional appliances to remain and a breakfast bar at the end of the island. The pinnacle of the kitchen / dining / family room is the virtually full width bi-fold doors opening onto the patio making an absolutely top of the range open plan entertaining area. The integrated appliances include two ovens, fridge / freezer and washing machine.

## Sitting Room

12'11" x 10'11" (3.94 x 3.35)

Window to side and radiator.

## Bedroom 1

11'2" x 10'11" (3.41 x 3.34)

Radiator, bay window to front, full width triple sliding built in wardrobes, panelling and recessed ceiling spotlights.

## Bedroom 2

11'1" x 10'9" (3.40 x 3.28)

Radiator, bay window to front, full width triple sliding built in wardrobes, panelling and recessed ceiling spotlights. Within this room is a bespoke built in cabin bed with nautical theme and panelling. The vendors are happy to leave this is required or can remove if preferred.

## Family Bathroom

12'1" x 8'11" (3.69 x 2.73)

Very large top of the range family bathroom comprising stand alone bath, vanity unit with cupboards and drawers under and work-surface with table top sink over, W.C., heated towel rail and a separate walk in double shower. Window to side.

## First Floor Landing

Large door providing access into eaves storage space and doors to bedroom 3 and 4.

## Bedroom 3

11'6" x 9'6" (3.52 x 2.92)

Radiator, window to rear (south) making this a very sunny and pleasant room with triple width sliding wardrobes, access to loft space, panelling and door to en-suite shower room.

## En-Suite

5'5" x 5'1" (1.66 x 1.55)

Luxury suite comprising shower with overhead rainshower, wash hand basin, W.C., illuminated mirror and heated towel rail.

## Bedroom 4

9'2" x 8'0" (2.80 x 2.45)

Double fitted wardrobes, radiator and window to front.

## Bar / Cabin / Office

16'5" x 12'5" (5.01 x 3.81)

This makes a fantastic games room, with bar in the corner, supplied with light and power, recessed ceiling spotlights, wall mounted heater and would equally make a superb office / treatment room, etc. Adjacent to the bar / cabin room is a separate patio and it's own seating area. Window to the side.

## Rear Garden

150' (45.72m)

One of the many features of this property is 150' of south facing rear garden which is completely unoverlooked from the rear. The garden commences with a luxury full width patio, side storage area and a covered seating area. The entire area is southerly facing and provides a real suntrap, ideal for sitting out having an afternoon cuppa, alfresco dining, glass of wine or family entertaining. The garden is largely enclosed by panel fencing and is of low maintenance being mainly laid to lawn with inset conifers.

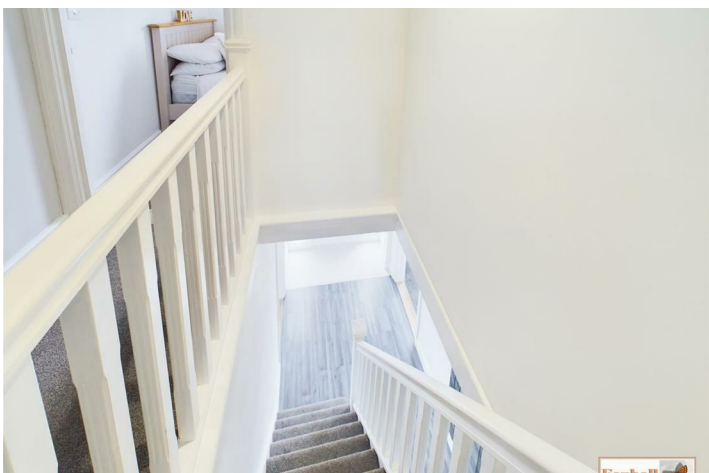
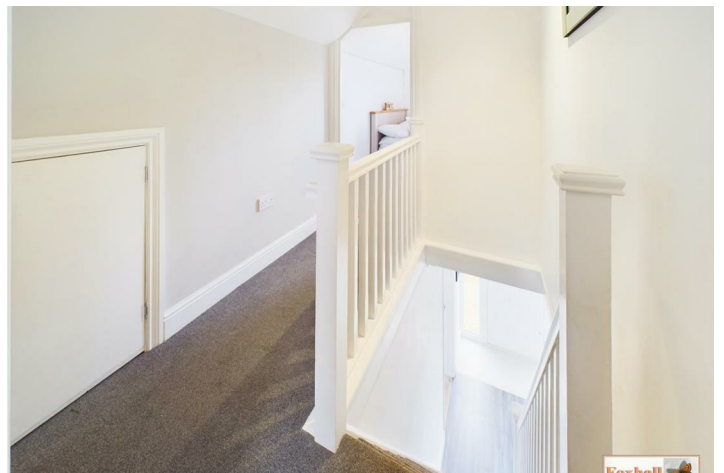
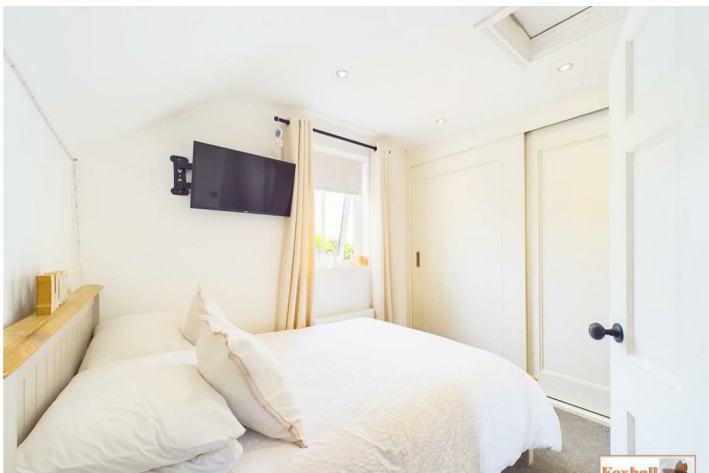
## Agents Notes

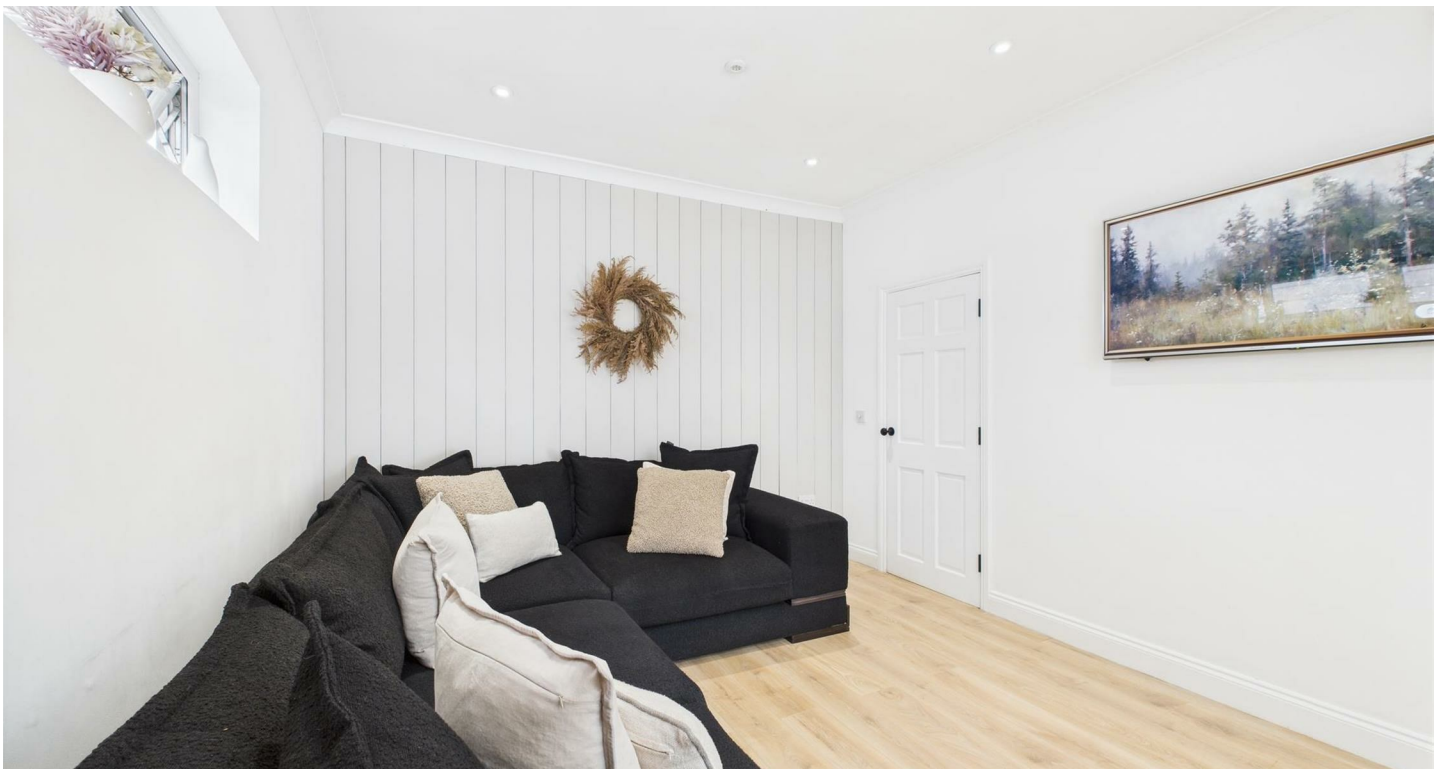
Tenure - Freehold

Council Tax Band D

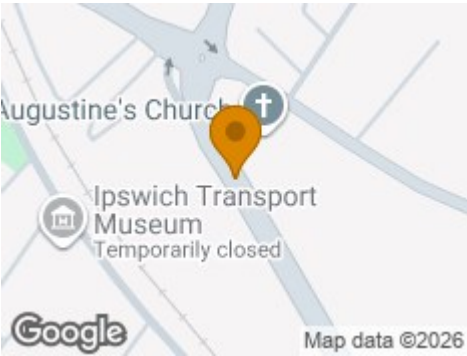








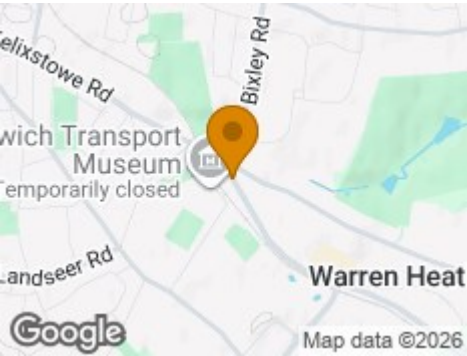
Road Map



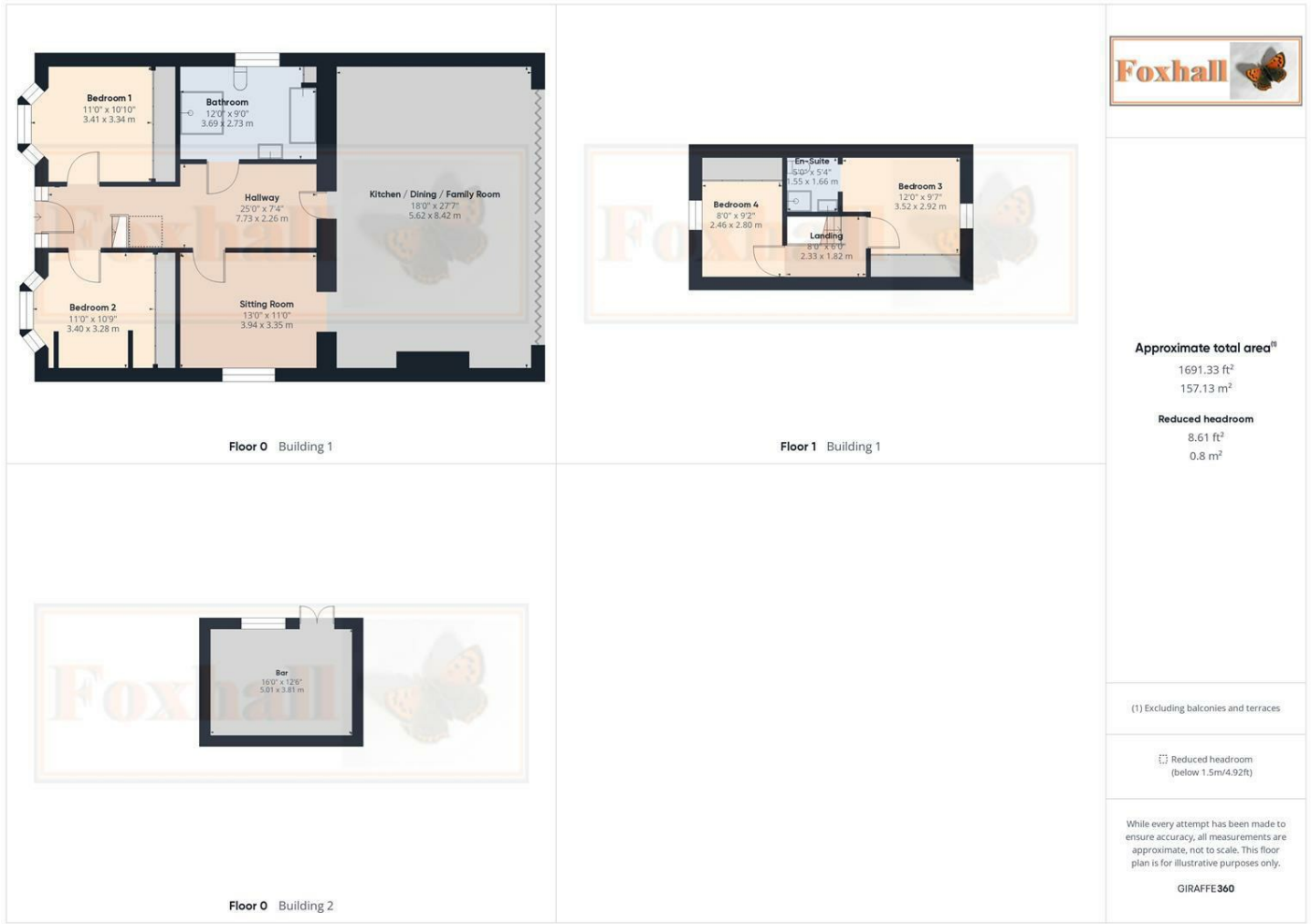
Hybrid Map



Terrain Map



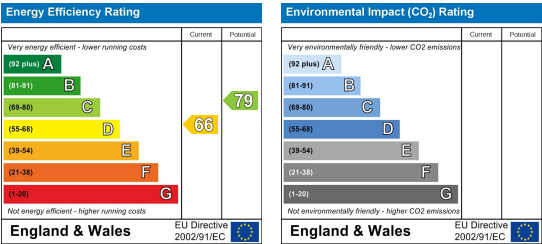
Floor Plan



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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