

Foxhall



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Linksfield

Rushmere St. Andrew, IP5 1BA

Asking price £420,000



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2



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Linksfeld

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Front Garden

There is a recess grassed area immediately in front of a picket fence with hedging and gate giving access to pathway leading to the front door. To the side is a driveway providing a good area of off road parking leading through to the rear and the carport.

Entrance Hall

Entrance door to entrance hall with a folding door to lobby area with stairs with storage under.

Bedroom One

14'6 into bay x 10'11 (4.42m into bay x 3.33m)

Double glazed bay window to front and radiator.

Bedroom Two

13'11 into bay x 10'11 (4.24m into bay x 3.33m)

Double glazed window to front and radiator.

Family Bathroom

9'5 x 8'11 (2.87m x 2.72m)

Comprising panelled bath with mixer tap, vanity wash hand-basin and cupboards under, shower cubicle with independent electric shower, low level W.C, cupboard housing Worcester Bosch combination boiler, extractor fan and obscure double glazed window to side.

Dining Area

11'1 x 10'11 (3.38m x 3.33m)

Two radiators and through to :

Lounge Area

21' x 13'1 (6.40m x 3.99m)

Oak flooring, multi fuel stove, coved ceiling, double glazed French style doors to outside and door to:

Kitchen/Breakfast Room

19'11 x 10'11 (6.07m x 3.33m)

Very well fitted with modern units comprising one and a quarter bowl sink with mixer and cupboards under, beech work-surfaces with drawers, cupboards and appliance space under, wall mounted cupboards, double glazed window to side, double glazed window to rear, integrated Bosch dishwasher and integrated Bosch washing machine, good size built-in storage cupboard, further built-in cupboard suitable for housing a tumble dryer and double glazed door to outside.

First Floor Main Bedroom Suite

18'3 max reducing to 12' x 17'10 max (5.56m max reducing to 3.66m x 5.44m max)

Double glazed Velux skylight window to front and side, radiator, walk-in wardrobe and eaves storage to both sides to the room and through to:

En-Suite Bathroom Area

Comprising panelled bath with mixer and shower attachment, low level W.C., counter top basin and heated towel rail.

Rear Garden

265 (80.77m)

The rear garden as previously mentioned is easterly facing and is 265' in depth with patio area, extensively laid to lawn with a decked area to one side. The garden as previously mentioned affords a good degree of privacy and benefits from many mature trees and shrubs. There is a large log cabin 17'9 x 9'6 with double doors, personal door and window to side. There is a log store, to the rear of the plot is a large vegetable area.

Agents Notes

Freehold
Council tax band C







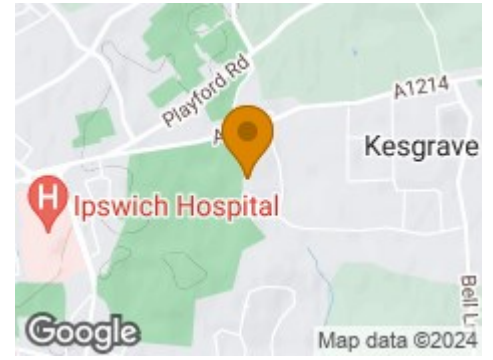
Road Map



Hybrid Map



Terrain Map



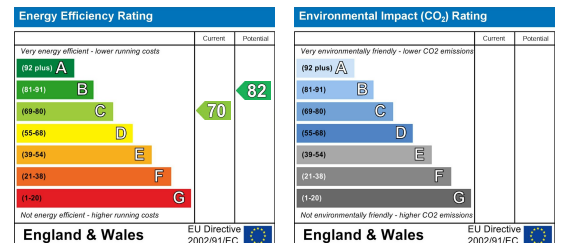
Floor Plan



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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