

Foxhall



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Adelaide Road

East Ipswich, IP4 5PS

Asking price £290,000



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Summary Continued

Internally, the property benefits from a gas fired central heating system via modern replacement boiler, which we understand from the seller is less than 10 years old and is regularly serviced.

There are also UPVC replacement double glazed windows and doors. We also understand from the sellers that the whole property was rewired during the mid 1980s.

Front Garden

A neatly enclosed front garden with a brick wall, well stocked flower and shrub borders with a block paved driveway for 2 cars.

Porch

A UPVC double part glazed entrance door into porch.

Entrance Hallway

Door leading into hallway with stairs rising to first floor, solid oak wood flooring, radiator and a spacious under stairs storage cupboard.

Lounge

13'10" x 11'11" (into bay) (4.220 x 3.648 (into bay))

A beautiful east facing bay fronted reception room which enjoys the sun particularly in the mornings, a gas fire (not tested), double radiator, bay window to front and solid oak wood flooring.

Dining Room

10'3" x 10'11" (3.149 x 3.334)

Window to rear and French doors opening out into the westerly facing rear garden making this a lovely sunny room during the afternoons into the evening. There are fitted cupboards and shelving into the recess, radiator,

solid oak wood flooring and stone effect gas fire (not tested).

Kitchen

6'8" x 7'5" (2.042 x 2.273)

Comprising a single drainer sink unit with worksurfaces which also incorporates a breakfast bar, space for washing machine, space for cooker with extractor hood over, eye level cupboards, radiator, tiled flooring, window and part glazed door to side which has a southerly aspect, making this a very sunny light and pleasant room throughout the day. Door to pantry.

Pantry

3'8" x 2'3" (1.1250 x 0.6930)

The pantry has a window to side and is ideal for storing a full height fridge freezer. Alternatively, many properties on the Australian Estate have created a larger kitchen by knocking through into the pantry cupboard and coal house creating a modern open plan kitchen and this property has the potential to do this.

Landing

South facing window to side allowing lots of natural light during a good part of the day and access to loft which is partially boarded and benefits from a fitted loft ladder.

Bedroom 1

13'8" x 11'3" (4.167 x 3.436)

Bay window to front which is easterly facing making this particularly pleasant and sunny in the mornings and radiator.

Bedroom 2

11'2" x 10'11" (3.408 x 3.331)

Window to rear overlooking the westerly facing rear garden, radiator, door into airing cupboard with further radiator and shelving for storage.

Bedroom 3

7'7" x 6'8" (2.335 x 2.044)

Window to front and radiator.

Bathroom

6'8" x 5'8" (2.037 x 1.732)

Suite comprising bath with shower attachment over, wash hand basin, radiator, tiling and window to rear.

Separate First Floor W.C.

Modern replacement W.C. and window to side.

Detached Garage One

14'10" x 8'1" (4.5259 x 2.4714)

An up and over door into the front of the garage with a further up and over door to the rear to enable vehicular access through to the second detached garage / workshop.

Detached Garage Two / Workshop

17'4" x 7'11" (5.2863 x 2.4373)

Personal front entrance door, plus bi-folding doors and side double door access hatch. The garage / workshop is supplied with power and light and also benefits from fitted benches which we understand from the vendors are to remain.

Please note that the power and lighting supplied by an aerial cable that is fed from the coalhouse which is above head height may not comply with current electrical safety regulations.

Rear Garden

60' (18.29m)

A lovely westerly facing rear garden, mainly laid to lawn with a wealth of flower, rose and shrub borders. The garden is enclosed by panel fencing and is unoverlooked from the rear. Immediately behind the house is a lovely sheltered area which is a real suntrap from the early afternoon where an afternoon cuppa, glass of wine or alfresco dining can be enjoyed.

There is also an original coal house housing the Baxi boiler which we have been advised by the seller is less than 10 years old and has been regularly serviced. The pitched roof over the pantry and coal house was completely re-roofed in 2023.

Rushmere Heath & Surrounding Local Area

The property is in an idyllic position as it is only 200 yards from Rushmere Heath, making this ideal for anyone with dogs, mountain bikes, golfers and walkers etc. A cut through at the far end of Tasmania Road leads across the heath to Gleneagles Drive providing convenient access to Broke Hall Primary School, the highly regarded Copleston High School is only a fifteen minute walk away and Ipswich Hospital is also only a

five minute walk from the property. There are a selection of shops such as the Coop supermarket via a pedestrian passageway only a short distance away. There is also a bus stop only a two minute walk away providing easy access into Ipswich town centre or towards Sainsburys or Felixstowe in the opposite direction.

Agents Note

Tenure - Freehold

Council Tax Band C





Road Map



Hybrid Map



Terrain Map



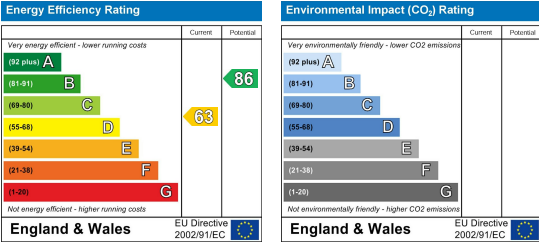
Floor Plan



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



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.