

# Foxhall



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## Sylvamere Holbrook Road

Stutton, Ipswich, IP9 2RY

Guide price £450,000



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## Front Garden

Gravel driveway providing parking for multiple vehicles say 4-5 comfortably but also a turning area to go back onto the road facing forward if needs be, the gravel area also extends to the garage and there is a front door and there is also a pedestrian gate to the side, there is landscaping packed with a multitude of mature plants, shrubs and trees. Front door into the entrance hallway.

## Hallway

Doors off to the lounge, kitchen/diner, bathroom, bedroom one, two and three, loft hatch (no ladder however part boarded) and an airing cupboard with tank storage, radiator, carpet flooring and coving.

## Lounge

17'5 x 9'1 (5.31m x 2.77m)

Two large double glazed windows to the front and to the side with fitted roller blinds making this a very light and airy room, there are two large radiators, carpet flooring, coving and there is a beautiful feature fireplace, open alcove with a wood and brick design.

## Kitchen / Diner

21'2 x 7' (6.45m x 2.13m)

Comprising of wall and base units with cupboards and drawers under, solid wooden work surfaces over, butler sink with mixer tap over, space under for a fridge, integrated dishwasher, Belling electric range five ring cooker, extractor fan over, splashback tiling as well as raised wooden splashback, attractive panelling, radiator, two double glazed windows to side, glazed and uPVC door to the rear, space and plumbing for an integrated washing machine, full height larder cupboards, luxury vinyl LVT flooring.

## Bedroom One

12'11 x 9'7 (3.94m x 2.92m)

Double glazed window to rear with fitted roller blind, radiator, coving, carpet flooring.

## Bedroom Two

10'10 x 9'8 (3.30m x 2.95m)

Double glazed window to the rear, fitted roller blind, radiator, carpet and coving.

## Bedroom Three

9'5 x 6'11 (2.87m x 2.11m)

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

## Bathroom

6'11 x 5'5 (2.11m x 1.65m)

Original panelled bath with Mira Vista electric shower over, two fully tiled walls, luxury vinyl LVT flooring, radiator, pedestal wash hand basin, low flush WC, obscure double glazed window to side, extractor fan and spotlights, coving.

## Garage

17'4 x 8'2 (5.28m x 2.49m)

With manual up and over door, pedestrian door to the rear, glazed window to rear, shelving etc with plenty of room for storage.

## Rear Garden

90' approx (27.43m approx)

Fully enclosed rear garden completely landscaped by the current owners. Starting with a low maintenance area with shingle and raised beds with plants. Pathway through an arched trellis with roses, pathway continues through to the rear of the garden, pergola and a landscape lawned area, this is absolutely packed with beautiful mature planting of all sorts of varieties. One of

the home owners being a gardener this is the most stunning collection of plants that the valuer has seen in a long time. The garden is set out with two round lawns one with a crab apple tree in. There is a further ornate round hedge between the two lawn areas with a central tree which has an abundance of eating apples. Further side area suitable for bin storage, bike storage, etc, outside tap and a large pedestrian gate out into the front garden. Access to 1225 litre oil tank and regularly serviced boiler mounted on rear wall.

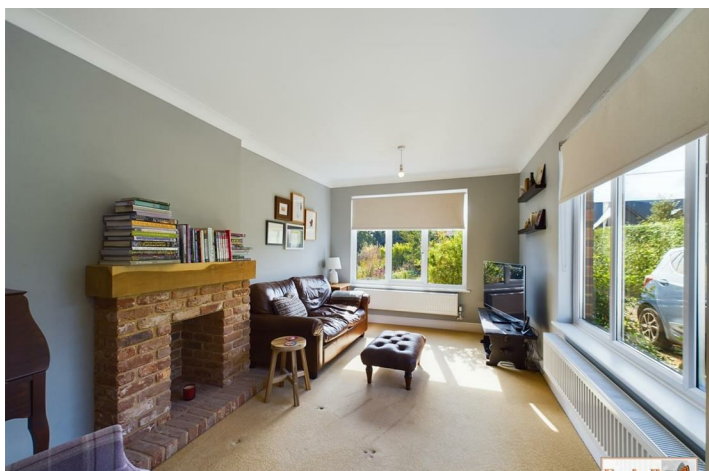
The garden has two seating areas depending on the time providing ample opportunity for alfresco dining or a quiet seat for a cup of tea or glass of wine into the evening.

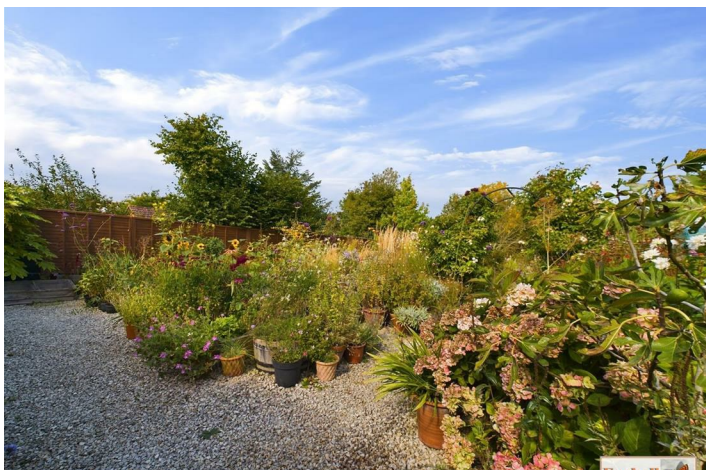
### Agents Notes

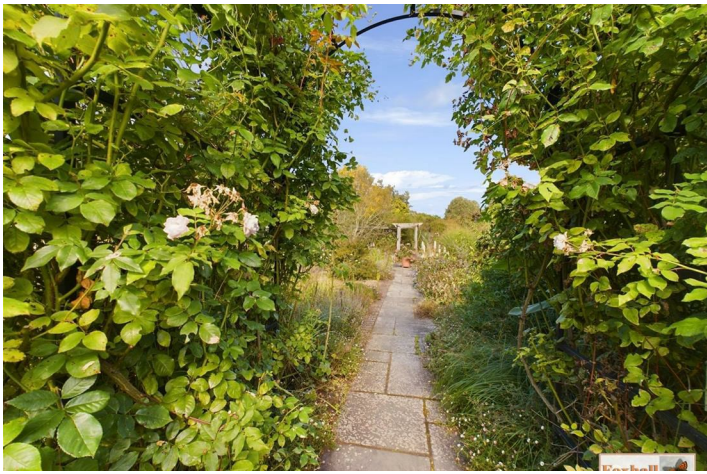
Tenure - Freehold

Council Tax Band - D

There was planning permission agreed for a rear extension and a loft conversion however this lapsed in 2014.









## Road Map



## Hybrid Map



## Terrain Map



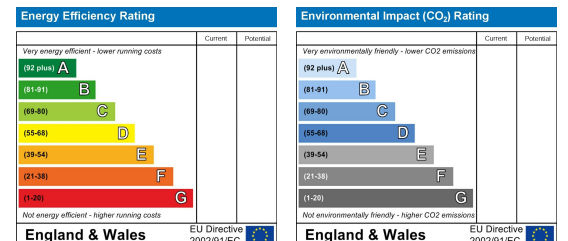
## Floor Plan



## 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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