



Foxhall Road, Ipswich,
£445,000

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- Detached Four/Five Bedroom Chalet Bungalow
- South Facing 135ft Rear Garden
 - Double Garage
- Open Plan Kitchen/Breakfast Room
 - Extended Bungalow
 - IP4 Location
 - Detached Bungalow
 - Ample Off Road Parking
- Copleston/Broke Hall Catchment
 - East Ipswich

A substantial modern five bedroom detached chalet bungalow, located in the sought after area of IP4, east of Ipswich.



The Property

Located in the heart of IP4, this 4/5 bedroom detached chalet bungalow is situated on 0.16 acres of land and makes a perfect family home. The property has been extended into the roof space which provides two additional rooms upstairs.

The improved accommodation comprises:- entrance hall, living room, open plan kitchen/breakfast room, two double bedrooms and one single bedroom downstairs and one double and one single bedroom upstairs, ensuite to master and family bathroom. Outside there is a front garden with double garage and gravel driveway generous mature rear garden.





Location

The property is ideally situated close to all local amenities including Ipswich Hospital, local doctors and shops and is in the catchment area for Broke Hall Primary School and Copleston High School. Also providing easy access on to the main routes in and out of Ipswich including the A12 and the A14, and also surrounding areas such as Kesgrave, Martlesham, Woodbridge & Felixstowe.

Ground Floor

Entrance Hall

Entrance porch located to the side of the property, with decorative tiled flooring throughout and stairs leading to first floor. Two storage cupboards to the rear and doors leading to:

Living Room

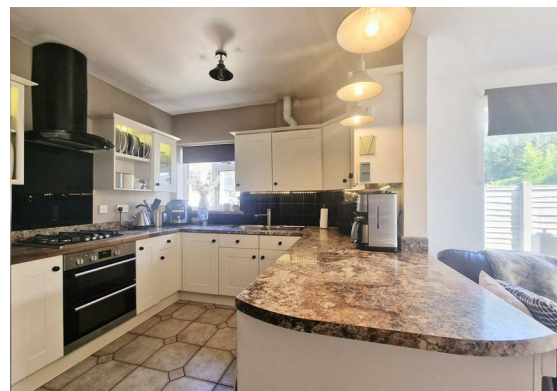
27'10" x 12'0" (8.49 x 3.67)

Spacious 27ft living room with internal French doors to Breakfast Room and French doors to the rear decking and garden. With oak flooring, red brick alcove, feature fireplace and circular window making this a fantastic space.

Kitchen/Breakfast Room

27'10" x 12'0" (8.49 x 3.67)

Open plan kitchen/breakfast room with double glazed door opening onto decking. Fitted kitchen with integrated gas hob, electric double oven, curved glass cooker hood, stainless steel sink and space for washing machine and dishwasher. Tiled flooring throughout and two double glazed windows to side.



Master Bedroom

17'1" x 12'9" (5.21 x 3.91)

The master bedroom overlooks the front aspect and features a bay window, wood effect tiled flooring, built-in roller door wardrobes either side and access to the ensuite.

Ensuite

A modern three piece bathroom suite with shower cubicle, low level 'back to wall' WC and wall-hung countertop basin with vanity unit. Wood effect flooring and fully tiled with metro white gloss wall tiles.



Bedroom Two

11'1" x 7'4" (3.39 x 2.25)

Second double bedroom overlooking front aspect with bay window, built in sliding door wardrobe to one side and wood effect laminate flooring.



Bedroom Three

9'8" x 7'2" (2.96 x 2.20)

Single bedroom overlooking side aspect of the property with double glazed window.

Family Bathroom

A modern fully tiled three piece suite comprising: P shaped shower bath enclosure with electric shower, low level WC, large vanity unit with inset basin and wall hung mirror cabinet with LED spotlights above.



First Floor

Bedroom Four

11'7" x 10'7" (3.55 x 3.23)

Currently used as a Snug, this galleried level features a Velux window, wood effect laminate flooring and door leading to:



Bedroom Five/Study

10'5" x 10'8" (3.20 x 3.27)

Currently used as a study, this single bedroom leads off from the landing and features Velux window to side aspect.



Outside

Outside

The property boasts an impressive 135ft south-facing garden, providing several areas for entertainment. The French doors lead you out onto the raised decking area with wooden pergola/canopy, from this, the garden is mainly laid to lawn and bordered with mature shrubs and trees. The garden continues to wrap around the double garage and is surrounded by mature bushes and trees, providing an enclosed space.

Behind the border of bushes lies two private and secluded decked areas, one with a large canopy, and the other a wooden pergola covered with foliage making an enchanting and peaceful seating area.

The front of the property benefits from a low level brick wall to front, panelled fencing to side and gravelled driveway providing ample off road parking. From the driveway, the wooden gates lead to the double garage (7.31m x 5.04m) with electric connected, windows to side and rear, and up and over doors.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	83
		EU Directive 2002/91/EC	
		England & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	
		England & Wales	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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