



Foxhall Road, Ipswich,
£599,995

 4  3  2  B

- **Four Bed Detached Family Home**
 - **Built in 2019**
 - **Three Double Bedrooms**
 - **Open Plan Kitchen/Diner**
- **Landscaped South Facing Garden**
 - **Detached Double Garage**
 - **Ample Off Road Parking**
 - **Modern Living Space**
 - **Three Bathrooms**
 - **East Ipswich**





The Property

Welcome to this stunning nearly new detached house located in East Ipswich! This property boasts a generous 2,045 sq ft of living space, perfect for a growing family.

As you step inside, you are greeted by not one, but two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. The modern design and layout of the house provide a seamless flow from room to room, creating a warm and inviting atmosphere throughout.

With four bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. The bedrooms are well-appointed, offering a peaceful retreat at the end of a long day. The bathrooms are sleek and contemporary, adding a touch of luxury to your daily routine.

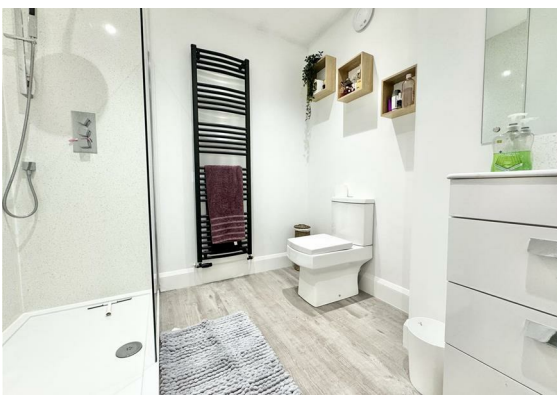
Built in 2019, this property exudes a sense of modernity and style. The design is fresh and up-to-date, allowing you to move in and start enjoying your new home without the need for any major renovations.

Parking is always a breeze with space for multiple vehicles, ensuring that you and your guests will never have to worry about finding a spot on the street.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer.

Specification to Include:

- Solar Panels - feed in tariff active with 6 years remaining (approx), generating around £120 PA.
- Underfloor heating on the ground floor controlled via Heatmiser
- Hive Heating on first and second floors
- Triple Glazing throughout, 5 year warranty remaining
- Hard Wired CCTV surrounding the property
- 5 year warranty remaining on the boiler



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 Britannia 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

Spacious entrance hall with copious amounts of natural daylight through the floor to ceiling feature window running up the side of the property. With wood effect laminate flooring, built-in shoe cupboard, LED spotlights and doors leading to:

Lounge

15'5" x 12'5" (4.71 x 3.79)

A cosy lounge overlooking the front aspect featuring a wood burner on a marble effect hearth, Herringbone laminate flooring, floor to ceiling feature window and additional standard window.

Kitchen/Diner

19'6" x 17'9" (5.95 x 5.42)

A beautifully designed modern open plan kitchen diner benefitting from bi-folding doors across the rear, wood-effect laminate flooring, three skylights providing natural light and LED spotlights.

The kitchen comprises a range of wall and base grey fitted units with a wood worktop, Granite composite kitchen sink inset with Chrome mixer tap, two integrated eye level single ovens, integrated dishwasher and fridge/freezer. Matching island with plenty of drawer space and two worktop electric hobs with flush fit ceiling cooker hood. Adjacent to the island is a wooden breakfast bar (matching the wood worktop) with seating for five chairs.

Door leading to:





Utility Room

7'7" x 5'10" (2.32 x 1.79)

Good size utility room with matching wall and base units to the kitchen, space and plumbing for washing machine and space for fridge freezer. Wood worktop with inset stainless steel sink with drainer and grey tiled splashback. Wine cooler under worktop and door leading to side of the property.

Cloakroom

3'8" x 6'9" (1.12 x 2.07)

Ground floor cloakroom with low level WC and wooden vanity basin with storage and inset sink with Chrome mixer tap. Tiled splashback and matching tiles behind WC, wood laminate flooring.



First Floor

Master Bedroom

14'9" x 10'5" (4.5 x 3.18)

Spacious Master Bedroom overlooking the rear, benefitting from a Juliet balcony and two skylights providing plenty of light. A door leads into a walk-in wardrobe space and further door to the ensuite bathroom.

Ensuite

Comprising low level WC, spacious walk in shower with rainfall shower and separate hand held hose, wall hung vanity unit with inset sink and Chrome mixer tap. Extractor fan and black heated towel rail with laminate flooring.

Bedroom Three

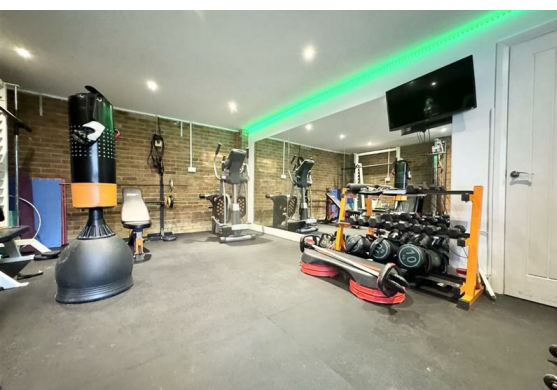
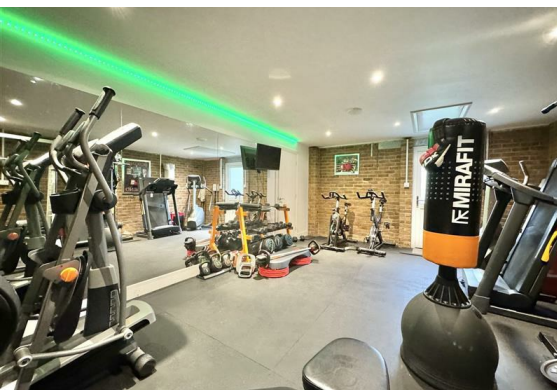
8'5" x 14'2" (2.57 x 4.32)

Third double bedroom with feature wall to ceiling window and further standard window, carpeted throughout.

Bedroom Four

6'7" x 8'3" (2.02 x 2.52)

Single bedroom which could be used as a study, overlooking the front aspect with standard window and carpeted throughout.





Family Bathroom

10'3" x 7'3" (3.13 x 2.22)

Modern four piece bathroom suite comprising rounded edge bath with centre waterfall wall mixer tap, walk in shower with overhead rainfall shower and separate hose, low level WC and wall hung vanity unit with inset sink and Chrome mixer tap. Half tiled walls with matching tiled flooring, black towel heater and extractor fan.

Second Floor

Bedroom Two

13'8" x 16'2" (4.17 x 4.95)

This bedroom occupies the entire second floor and is within the roof space of the property. Spacious suite with two Velux windows, door to walk in wardrobe space and further door leading to:

Ensuite

9'3" x 5'5" (2.82 x 1.66)

Three piece suite comprising walk in shower with overhead rainfall shower, low level WC and pedestal hand wash basin. Laminate flooring and floor to ceiling frosted windows.

Outside

A beautifully landscaped South facing rear garden, expanding 52ft (approx). With a large patio area made up of Indian Sandstone paving slabs providing a spacious seating area, Timber Gazebo with slate roof housing the jacuzzi and enclosed with panel fencing. The remainder of the garden is mainly laid to lawn with artificial grass in the first area, bordered with timber planters which separate the garden. A pathway leads up the garden to the double garage and provides side access to the shared parking.

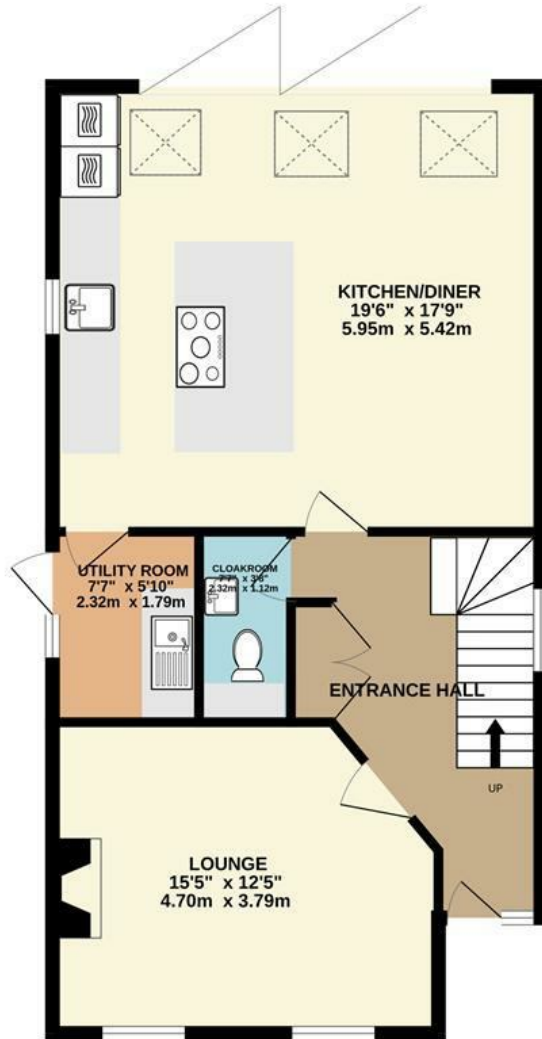
The double garage has been split to make use of the rear, which has been converted into a gym studio complete with hard flooring and mirrors, power connected. An internal doors leads into the front of the garage, which can be used for storage. There are two up and over doors to the front.

Parking to the rear is providing by the shared access driveway with the neighbouring property, currently gravelled and the remainder block paved with ample parking for both properties.

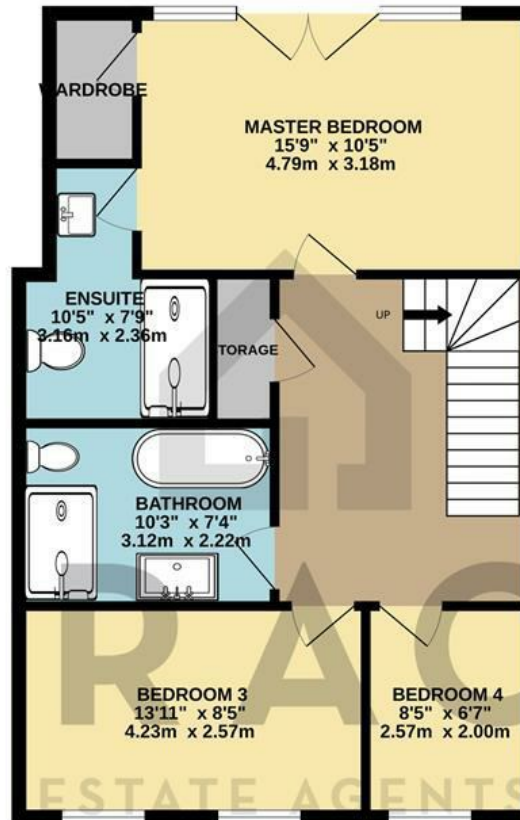
The front of the property is shielded from view of the road by a mature hedge and boasts a large resin driveway for multiple vehicles.



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



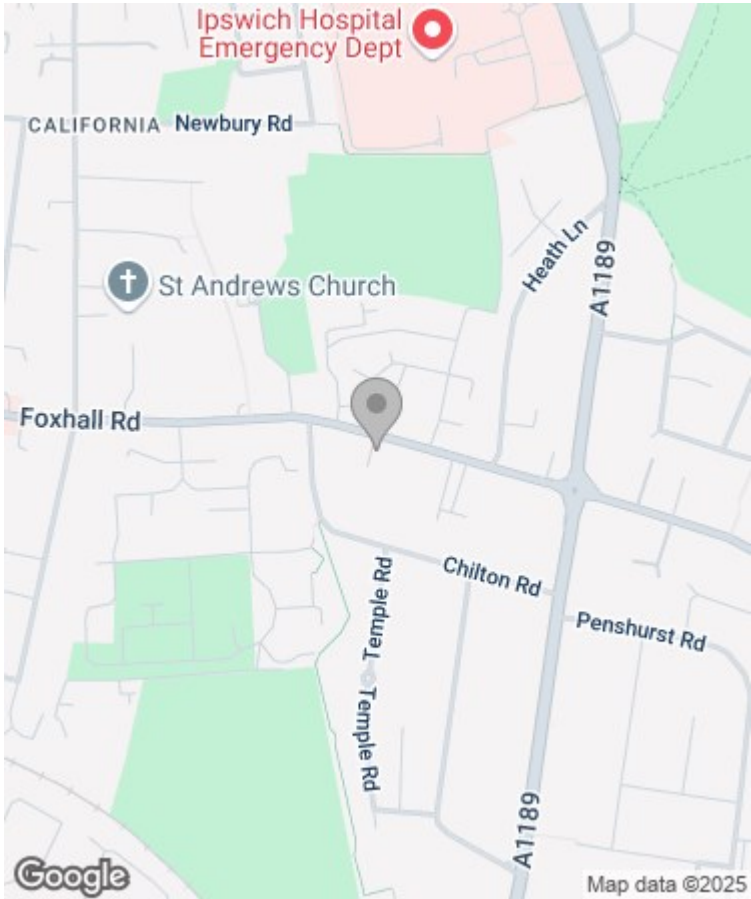
2ND FLOOR
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1819sq.ft. (169.0 sq.m.) approx.

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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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.

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.

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		
England & Wales	EU Directive 2002/91/EC	

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		
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