

# Foxhall



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## Rushmere Road

Northgate Catchment, Ipswich, IP4 3LB

Guide price £625,000



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## Summary Continued

To the outside the front garden is mainly laid to lawn with a large sweeping driveway with plenty of space to park multiple vehicles of different sizes. There is access to the rear garden at the side of the property and also access to the brick garage and gym / summerhouse.

The brick garage has been altered inside currently as an office / gym with electrics, lights, inset speakers, shower room and storage cupboard, however also has a kitchenette and pull down ladder to access the room above which has been used as a bedroom and is fully plastered, has electric heating and Velux windows. Therefore this building could be converted back easily to an annex with lounge / kitchenette, shower room and upstairs bedroom. It also could be converted right back to a garage with storage upstairs. It really is very versatile to enable new owners to utilise how best fits their family use.

Together with the former garage is another building which is currently being used as a gym and this has power, lighting and speakers. It could potentially be used as storage / cinema room / games room or have a couple of doors inserted at the rear or side to enable it to be opened up for use in the rear garden as a summerhouse.

The rear garden is very large and could withstand a large extension on the rear of the property and still be large enough. In addition to this there is a side garden which stretches away at the end of the garden. This is secluded so could be suitable for a sauna, jacuzzi, swimming pool, etc if required.

Situated unusually in both the highly sought after Northgate High and Copleston High and also Rushmere Heath Primary School catchment area and walking

distance to St Albans Catholic High School. In a desirable non-estate position, this makes the location of this home ideal for a family with children. Local amenities and shops just a short walk away and easy access both into Ipswich town and waterfront and also out onto the A14 / A12 or villages and beyond.

An early internal viewing is highly advised as to not miss out.

## Front Garden

Low height brick wall with double metal gates opening into the large front garden, mature trees and a lawn area with hardstanding for multiple vehicles currently 4-6, hardstanding in front of the double garage area, metal gate into the rear access with outside electrics, pathway leading to the gym and the office and leading to the front door and access to the right hand side and the garden.

## Porch

Glazed door and windows to the front and both sides, tiled floor and space to store shoes, boots, umbrellas, etc.

## Entrance Hallway

Beautiful impressive original solid wood door, tiled floor, stairs up to the first floor, entrance through to the lounge and also the playroom, entrance into the lobby towards the kitchen. Please note that the stairs are new and have been relocated to open out an area under the stairs for a W.C.

## Downstairs W.C.

Plumbing in place, W.C. and sink purchased, sanitaryware needs installing, floor and walls need finishing off and door installed.

### **Lounge**

17'9 x 12' (5.41m x 3.66m)

Two cast iron Victorian style radiators, double glazed window to the front, double glazed window to the side, feature brick fireplace in alcove, carpet flooring, ornate coving, ornate ceiling rose and wooden glazed French doors into the conservatory.

### **Conservatory**

12'11 x 10'4 (3.94m x 3.15m)

Wooden glaze and brick construction with two windows that open in the double glazed roof, carpet flooring and electric door out into the rear garden.

### **Family Room**

12'9 x 10'9 (3.89m x 3.28m)

Double glazed window to the front, radiator, vinyl flooring, picture rail, ceiling rose, door through to the office, feature fireplace surround with an open alcove and an aerial point.

### **Kitchen / Breakfast Room**

12'2 x 10' (3.71m x 3.05m)

Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over, freestanding leisure oven with extractor over, Asterite 1 1/2 sink bowl drainer unit with a mixer tap over, tiled floor, alcove, wood and glazed door through to the breakfast room/utility, two single glazed windows to the rear with fitted roller blinds, double glazed window to side with fitted roller blind, tiled flooring, tiled splash-back, brushed stainless steel switches.

### **Dining Room / Utility Room**

14'1 x 6'9 (4.29m x 2.06m)

Glazed windows to the rear, radiator, door to the rear, worksurface with space and plumbing under for a washing machine, space for a full size American fridge freezer, brushed stainless steel switches and sockets, door to the cupboard which you have space for a tumble dryer, tank with shelving and a door to the office.

### **Office**

15'11 x 8' (4.85m x 2.44m)

Glazed window to the side, spotlights, laminate flooring, radiator, phone point and door through to the playroom.

### **Landing**

Doors to the bathroom, bedrooms one two and three and the W.C., built in cupboard for storage and a glazed window to the side.

### **Bedroom One**

18'1 x 12'1 (5.51m x 3.68m)

Double glazed window to the front, two glazed windows to the side and rear, carpet flooring, radiator, phone point, another window with a roller blind, partition wall leading to an en-suite at the rear.

### **En-Suite Shower Area**

Mermaid splash-back, rainfall shower, extractor fan, double shower tray, entrance doors to both sides of the shower and laminate flooring.

### **Bedroom Two**

13'1 x 10'10 (3.99m x 3.30m)

Carpet flooring, vanity wash hand basin, radiator, glazed window to the front and a step down to the shower room and a glazed window to the front and rear

### **En-Suite Shower Room**

12'9 x 3'4 (3.89m x 1.02m)

Wet room floor, radiator cupboard into the eaves, walk-in shower cubicle and a Velux window to the side.

### **Bedroom Three**

10' x 6'10 (3.05m x 2.08m)

Coving, carpet flooring and a glazed window to the rear.

### **Family Bathroom**

6'8 x 5'11 (2.03m x 1.80m)

Panelled bath with an electric Essentials shower over, wash hand basin, radiator and a vinyl floor, glazed window to the side with a fitted roller blind, built-in cupboards for storage and splash-back tiling.

### **W.C**

5'6 x 2'11 (1.68m x 0.89m)

Low-flush W.C., radiator, pedestal wash hand basin, obscure double glazed window to the front and tiled flooring.

### **Rear Garden**

65'7" x 82'0" + 65'7" x 16'4" (20 x 25 + 20 x 5)

Rear garden mainly laid to lawn with a decking area, mature trees and a further secluded side area 65'7" x 16'4" approx at the back with a patio area and some sheds to stay. Pedestrian access to the front garden.

### **Garage / Office / Annex / Lounge with Kitchenette**

14'3 x 14'1 (4.34m x 4.29m)

Door and glazed window, kitchenette area with a hob, stainless steel backing and extractor fan, cupboards, worksurfaces, stainless steel sink bowl and drainer unit with mixer tap over, power and lighting, spotlights, access to the bedroom / storage room via pull down loft ladder, door to the shower room and speakers in the ceiling.

### **Shower Room and Storage in Garage / Annex**

7'8 x 2'11 plus large cupboard (2.34m x 0.89m plus large cupboard)

Triton electric shower cubicle with bi-fold door, extractor fan, light, music, shaver point, low-flush W.C., splash-back tiling and a wall mounted wash basin. Plus a large cupboard next-door for storage.

### **Annex Bedroom / Storage**

17'1 x 9'11 (5.21m x 3.02m)

Carpet, electric storage heater and two Velux windows. Accessed via drop down ladder at presented. Please note that should this be required to be used as a bedroom then stairs would need to be re-added.

### **Gym / Summerhouse / Storage**

20'2 x 16'5 (6.15m x 5.00m)

Currently used as a gym, spotlights, speakers in ceiling and window and door to the front. Should change of use be required then doors could be installed facing into the garden to utilise as a summerhouse. Perfect for multi use as cinema room, games room, working from home space, etc.

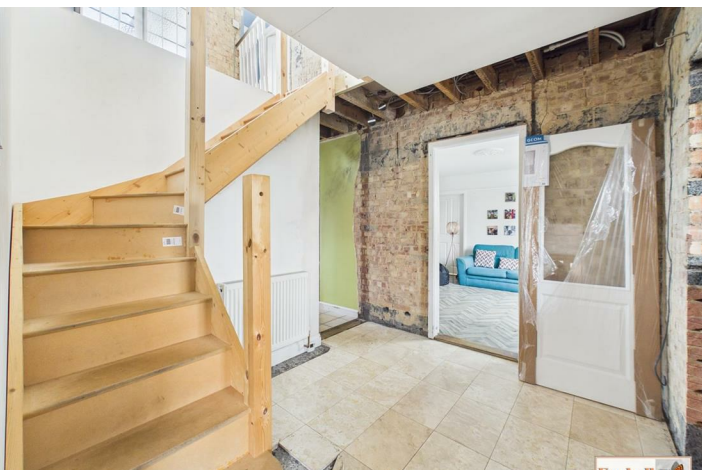
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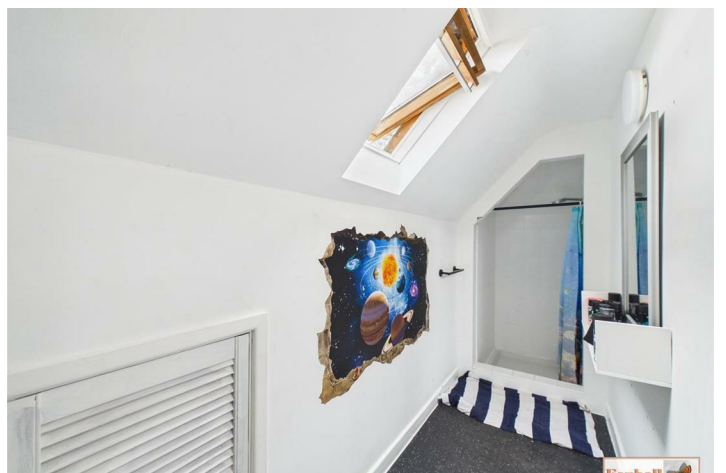
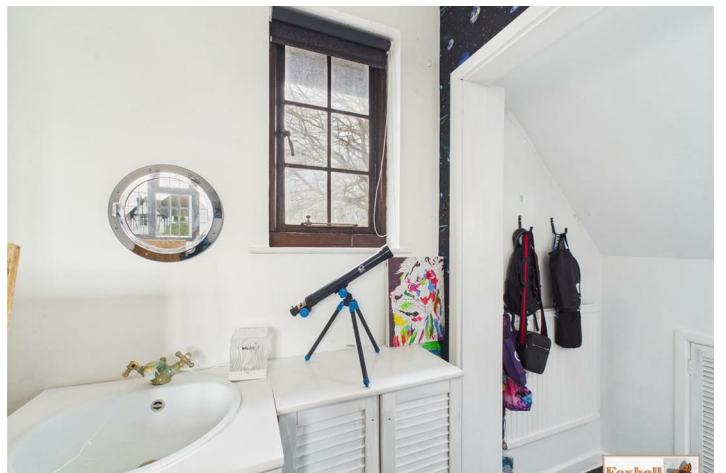
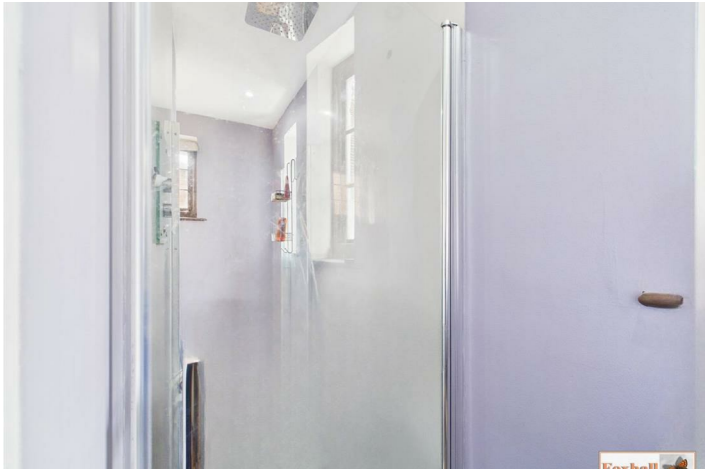
Tenure - Freehold

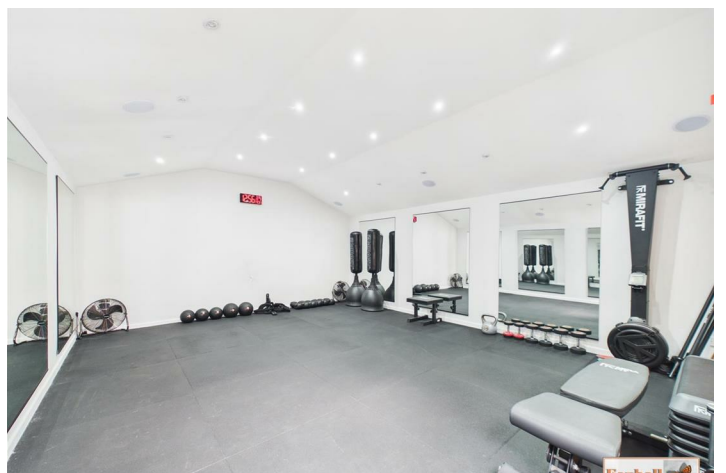
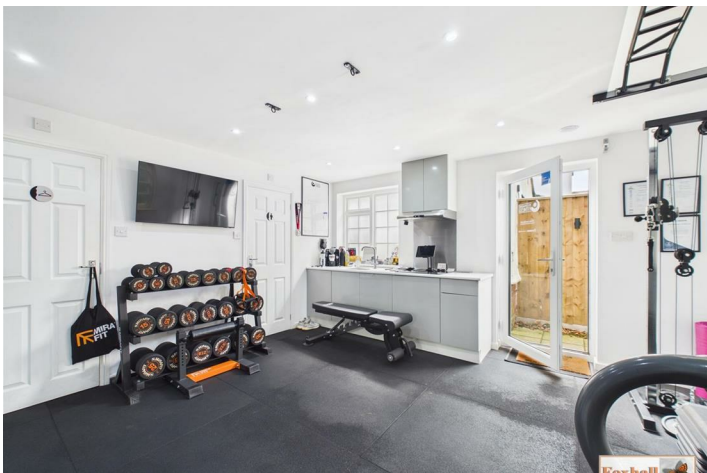
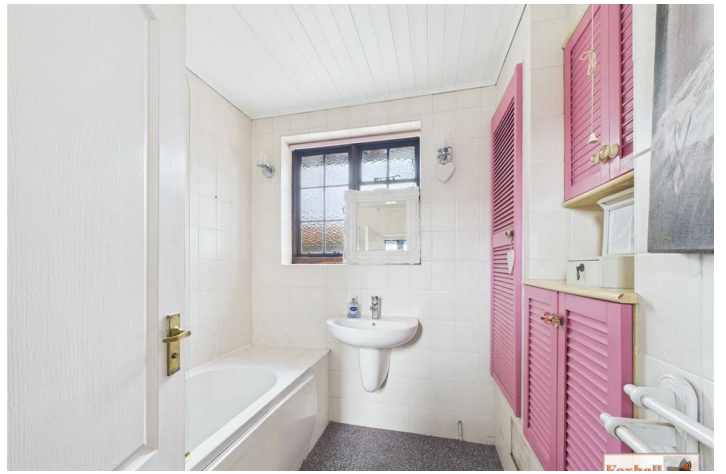
Council Tax Band - F

Any extensions or alterations will be subject to planning Tree Protection Order on trees in the plot.











**Foxhall**

Approximate total area\*\*  
 402 sq ft  
 37.8 m<sup>2</sup>

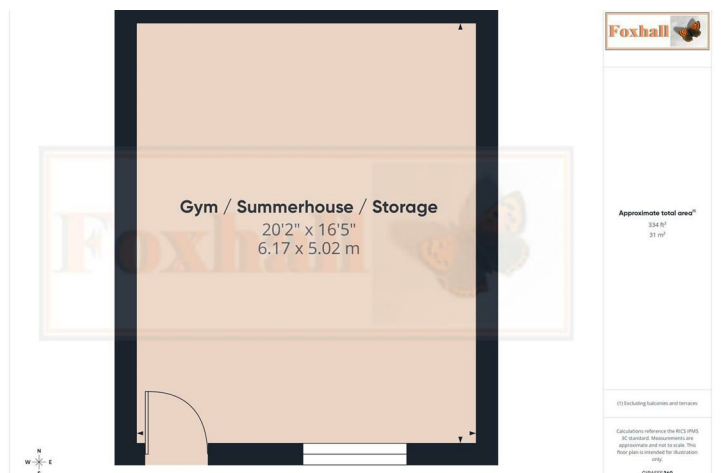
Reduced headroom  
 102 sq ft  
 9.5 m<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced headroom  
 Below 5'11" 5 m

Calculations reference the BCS (PWS)  
 All structural measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

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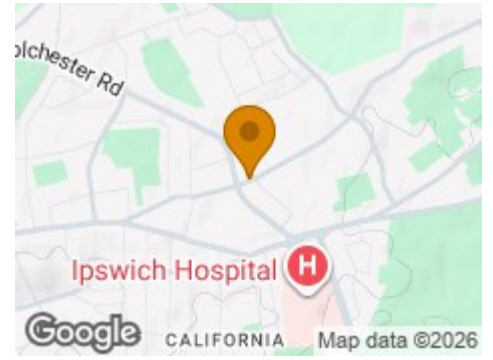
## Road Map



## Hybrid Map



## Terrain Map



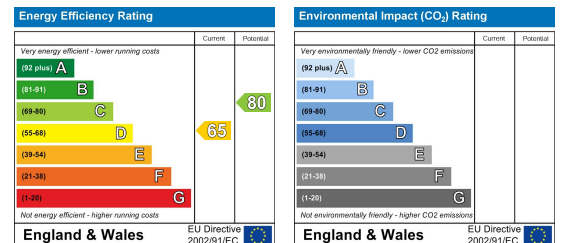
## Floor Plan



## 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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