

# Foxhall



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## Church Close

Bucklesham, Ipswich, IP10 0DU

Guide price £500,000



3



2



3



C



# Church Close

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## Front Garden

To the front of the property there is a block paved drive providing off-road parking for two cars, EV charging point and access to the garage. There is outside lighting with the remainder laid to lawn with mature shrubs and gated access to the rear garden.

## Entrance Hallway

Entry via a composite entrance door with stained glass double glazed windows at the side, grey tiled flooring, Victorian style radiator, stairs rising to the first floor with storage space under, smooth ceiling with spotlighting and doors giving access to the kitchen and the lounge.

## Lounge Area

13'11" x 10'11" (4.24m x 3.33m)

UPVC double glazed bow window to the front with bespoke shuttering, radiator, light wood effect flooring, brick feature fireplace with tiled hearth, textured and coved ceiling, two wall light points and arch through to the dining room

## Dining Area / Snug

21'9" x 8'6" (6.63m x 2.59m)

UPVC double glazed window to front with bespoke shutters, two UPVC double glazed windows to side with bespoke shutters, light wood effect flooring, three wall light points, UPVC double glazed bi-fold doors giving access to the rear garden, textured and coved ceiling, radiator and access to the kitchen / breakfast room.

## Kitchen / Breakfast Room

19'10" x 9'7" (6.05m x 2.92m)

A beautifully presented kitchen which gives a real social and family space comprising of: UPVC double glazed bi-fold doors giving access to the rear garden with views over fields, UPVC double glazed window to rear, butler style sink with Victorian mixer tap inset in a marble

effect worksurface with a range of cupboards and drawers under and matching above with display cabinets, smooth ceiling with inset spotlighting, built-in Zanussi double oven, built-in Zanussi induction hob with a stainless steel extractor over, space for a American fridge freezer, built-in dishwasher, island unit with cupboards under for further storage, built-in bin, Herringbone style tiled flooring, USB points and door giving access to inner hallway.

## Inner Hallway

UPVC double glazed door giving access to the rear garden, personal door giving access to garage and a door giving access to the ground floor W.C / Utility Area.

## Downstairs W.C. / Utility Area

5'5" x 5'3" (1.65m x 1.60m)

UPVC double glazed window to rear, low-level W.C., radiator, Victorian style vinyl flooring, space and plumbing for a washing machine, single drainer stainless steel sink with a mixer tap inset into a rolled edge worksurface with cupboards under and above with under unit lighting, part tiled walls and inset spotlighting.

## Landing

UPVC double glazed window to side, Victorian style radiator, smooth coved ceiling, grey carpeted flooring, airing cupboard and doors giving access to bedrooms and the bathroom.

## Bedroom One

11'0" x 8'8" (3.35m x 2.64m)

UPVC double glazed window to front with bespoke shutters, radiator, grey wood effect flooring, textured and coved ceiling, wall light point and a range of fitted slide robes.

### Bedroom Two

11'0" x 9'7" (3.35m x 2.92m)

UPVC double glazed window to rear overlooking the garden and field views, radiator, coved and textured ceiling giving loft access, inset spotlighting, light wood effect flooring and built-in double wardrobe.

### Bedroom Three

8'8" x 7'10" (2.64m x 2.39m)

UPVC double glazed window to front with bespoke shutters, radiator, light grey wood effect flooring, smooth coved ceiling and a storage cupboard.

### Family Bathroom

8'6" x 5'8" (2.59m x 1.73m)

UPVC double glazed window to rear, low-level W.C., pedestal wash hand basin with Victorian style mixer tap, shaped and panelled bath with a mixer taps and independent shower over and shower screen, part-tiled walls, textured and coved ceiling, light wood effect flooring and a chrome heated towel rail.

### Rear Garden

The rear garden commences with a decked patio area and the remainder is laid to lawn with mature trees and shrubs. There is a shed and an outside bar with fields views, outdoor lighting and a gated access to the front garden with an outside tap.

### Garage

17'6" x 8'9" (5.33m x 2.67m)

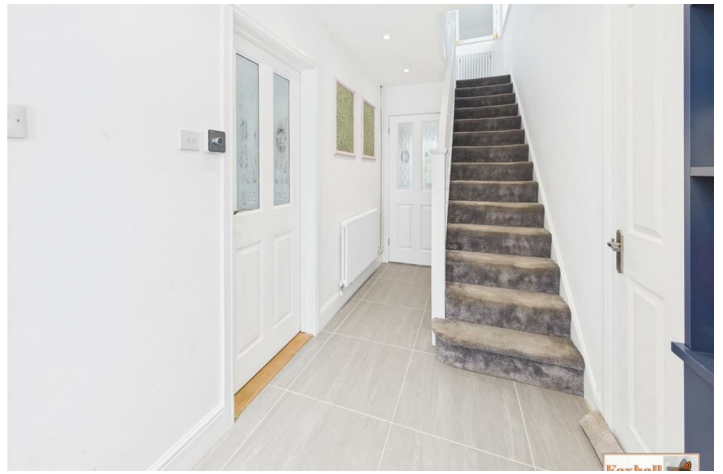
Up and over door, UPVC double glazed window to side, wall mounted Baxi boiler, power and lighting and a personal door giving access to the inner hallway.

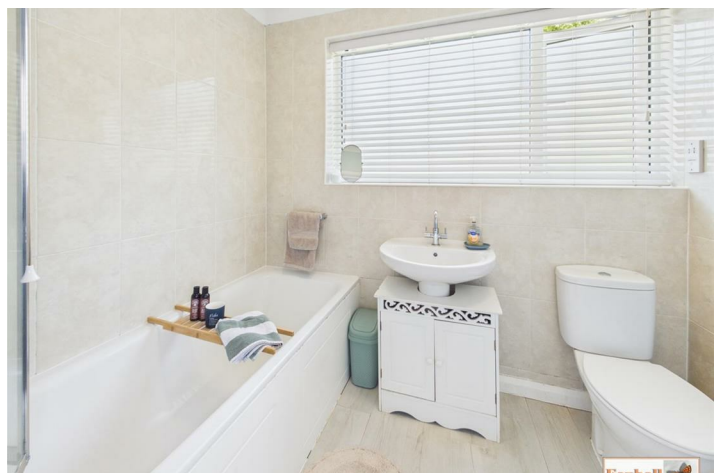
### Agents Notes

Tenure - Freehold

Council Tax Band E









**PROPOSED GROUND FLOOR PLAN 1:50**

**PROPOSED FIRST FLOOR PLAN 1:50**

**PROPOSED FRONT ELEVATION 1:100**

**PROPOSED SIDE ELEVATION 1:100**

**PROPOSED REAR ELEVATION 1:100**

**SECTION A - A 1:50**

**Construction Notes (Continued)**

**LEVELS:** All levels are to be achieved after the completion of the proposed work. Levels are given in metres above sea level (MSL) unless otherwise stated. Levels are given to the finished floor level unless otherwise stated.

**FOUNDATIONS:** Foundations shall be constructed in accordance with the relevant Building Regulations and shall be designed to support the proposed structure. Foundations shall be constructed to a minimum depth of 100mm below the lowest finished floor level unless otherwise stated.

**WALLS:** Walls shall be constructed in accordance with the relevant Building Regulations. Walls shall be constructed to a minimum thickness of 100mm unless otherwise stated.

**FLOORS:** Floors shall be constructed in accordance with the relevant Building Regulations. Floors shall be constructed to a minimum thickness of 100mm unless otherwise stated.

**ROOFING:** Roofs shall be constructed in accordance with the relevant Building Regulations. Roofs shall be constructed to a minimum pitch of 12.5% unless otherwise stated.

**GLAZING:** Glazing shall be constructed in accordance with the relevant Building Regulations. Glazing shall be constructed to a minimum U-value of 1.0 unless otherwise stated.

**DRYING:** Drying shall be constructed in accordance with the relevant Building Regulations. Drying shall be constructed to a minimum depth of 100mm unless otherwise stated.

**WATER SUPPLY AND DRAINAGE:** Water supply and drainage shall be constructed in accordance with the relevant Building Regulations. Water supply and drainage shall be constructed to a minimum depth of 100mm unless otherwise stated.

**VENTILATION:** Ventilation shall be constructed in accordance with the relevant Building Regulations. Ventilation shall be constructed to a minimum depth of 100mm unless otherwise stated.

**WATER RESISTANT GLAZING:** Water resistant glazing shall be constructed in accordance with the relevant Building Regulations. Water resistant glazing shall be constructed to a minimum depth of 100mm unless otherwise stated.

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**ARCHITECTURAL BUILDING DESIGN SERVICES**

DAVID HART ARCHITECT

Client Name and Site Address:  
Mr and Mrs D. Church  
Church Close  
Buckingham  
Ipswich  
Suffolk  
IP1 0DU

Project: Proposed part first floor/flat two storey side extension

Drawing Number: 2/1/2005/1

Scale: 1:50, 1:100, 1:500

Sheet: A1



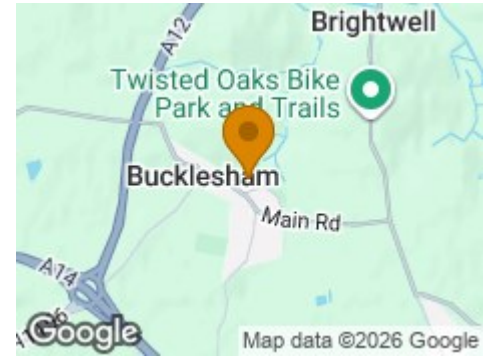
## Road Map



## Hybrid Map



## Terrain Map



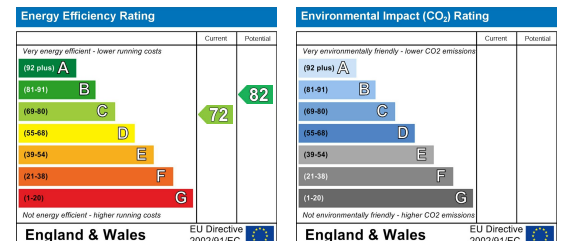
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.