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Camberley Road

Adjacent to Rushmere Heath, Ipswich, IP4 5QF

Guide price £470,000



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ONE OF THE BEST PANORAMIC VIEWS IN WHOLE OF EAST IPSWICH - THREE BEDROOM DETACHED HOUSE IN IDYLIC CORNER PLOT POSITION IN CUL-DE-SAC - EDGE OF RUSHMERE HEATH - GARAGE AND PLENTY OF OFF ROAD PARKING - OPEN PLAN LOUNGE - DINING ROOM / MODERN KITCHEN - UTILITY ROOM - CONSERVATORY - DOWNSTAIRS W.C. - UPSTAIRS FOUR PIECE BATHROOM - ADDITIONAL OUTBUILDINGS AND STORAGE - LARGE SOUTH FACING REAR GARDEN - ADDITIONAL LOFT ROOM

Surely one of the best views in the whole of East Ipswich - Calling all golfers, dog walkers & cyclists

Foxhall Estate Agents are delighted to be offering for sale this individual 1930s three bedroom detached house in one of the most idyllic positions in the whole of the east Ipswich area, adjacent to Rushmere Heath with uninterrupted views over the heath & golf course.

The property is presented in excellent decorative order & has been thoroughly enjoyed by the present vendors. Within the last 10-15 years there has been a number of areas of upgrading & improvement. This includes the addition of two new car park places at the front, a new UPVC replacement porch, new fitted kitchen with integrated appliances to remain, a combi boiler for the central heating & hot water system, the addition of bi-folding doors leading from the dining room to the conservatory & the entire house has had new carpets & flooring throughout. The loft has been converted with a staircase and has access to additional eaves storage.

Situated on a total plot depth of 140ft & being on a corner plot, has the addition of a side garden, which the vendors have turned into an enclosed courtyard, making it an ideal seating area & a real suntrap. This property has an unbelievable amount of storage space, both inside & out. Outside there is a detached garage, separate woodstore, separate larger shed, further shed, additional shed plus separate bike store & open plan seating & bar area. The southerly facing rear garden is unoverlooked from the rear & a haven for wildlife.

Front Garden

To the front and side of the house the garden is enclosed by a low retaining wall, with lawn, flower and shrub borders. A double width gravelled driveway provides parking for two vehicles. Gate to rear garden.

Porch

Replacement UPVC double glazed wrap around double aspect porch and a door to the lounge.

Lounge

21'5" x 11'9" (6.53m x 3.58m)

Valor log and flame effect gas fire (currently behind bespoke cover), stairs to first floor, double glazed window to side, panoramic double glazed bay window to front, radiator, coving, ceiling rose, spacious under-stairs storage cupboard, double wooden glazed sliding doors leading to dining room. Additional double glazed windows to front and side.

Dining Room

12'6" x 11'9" (3.833 x 3.582)

Delightful 1930's fireplace incorporating a genuine and regularly used open fire (currently behind a bespoke cover). Radiator, open plan to kitchen, aerial point, coving, carpet flooring, obscure double glazed window to the side, ceiling rose and double glazed bi-fold doors into the conservatory. Floor safe.

Kitchen

11'2" x 8'3" (3.428 x 2.540)

Replacement fitted kitchen with an excellent range of units and storage space. Solid beech bespoke work-surfaces were cut by hand by the present vendor, a cabinet maker by trade, and this exquisite kitchen incorporates integrated appliances including a dishwasher, stainless steel four ring gas hob with stainless steel extractor hood above, and electric inset AEG double oven.

There is an additional full height pull out unit, a separate cantilever door unit all of which contribute to a very cleverly designed kitchen with a colossal amount of cupboard storage space. Ceramic one and a half bowl sink unit, double glazed window to side with fitted roller blind, coving, directional lights, counter lights, open to dining room, through to utility area and W.C. Tiled flooring and tiled splashback.

Conservatory

12'5" x 10'3" (3.796 x 3.140)

Double glazed construction on brick base, with radiator and French doors to rear. Tiled floor.

Utility Area

7'4" x 4'11" (2.24m x 1.50m)

Door out to the W.C., door out to the outside patio area, double glazed window to the rear, wall mounted Logic boiler which is regularly serviced, space and plumbing for a washing machine, space for a dishwasher, space for a full height fridge / freezer and a radiator.

Downstairs W.C.

W.C. wash hand-basin, radiator and double window to rear.

First Floor Landing

Double glazed window to side with fitted roller blind, doors to bedrooms one, two three, loft room and the bathroom, coving, picture rail and carpet flooring.

Bedroom One

14'3" x 13'0" (4.34m x 3.96m)

With superb panoramic views over Rushmere Heath and golf course to the front, radiator, double glazed window to the side, carpet flooring and picture rails.

Bedroom Two

13'0" x 12'7" (3.971 x 3.852)

Double glazed window to the rear, double glazed window to the side, carpet flooring, radiator, coving and picture rails.

Bedroom Three

9'2" x 7'11" (2.79m x 2.41m)

Window to front with views of the Heath, coving, picture rail, carpet flooring, radiator and double glazed window to the side with a fitted blind.

Bathroom

9'0" x 7'9" (2.74m x 2.36m)

A very good size four piece bathroom with replacement modern suite in excellent condition. This comprises panel bath with a mixer tap and hand held shower over, large walk-in shower cubicle with shower, pedestal wash basin, low-flush W.C., heated towel rail, fitted shelves and cupboard, double glazed obscure window to rear, double glazed obscure window to the side, vinyl flooring, splash-back tiling, extractor fan, mirror with light feature and a radiator.

Loft Room

15'1" x 11'3" (4.60m x 3.43m)

This is accessed direct from the landing with a staircase, with also access to additional eaves storage space with light and power, carpet flooring and a Velux window.

Side Courtyard Garden

Lovely courtyard garden with a paved patio area, fully enclosed and providing a delightful suntrap. This is how it looks in the summer months with delightful wisteria covering the area. Feature solar powered stone water fountain has been added which will be remaining. Surrounding the courtyard and providing the enclosure are a wooden shed, a separate bike store shed and a covered seating area with bar. Leading from the courtyard is a side gate.

Rear Garden

84' approx (25.60m approx)

The westerly facing garden is a major selling point of this house. It is unoverlooked from the rear, screened by mature hedging, shrubs and trees and enclosed by panel fencing. It is largely laid to lawn with an afternoon tea and evening meal seating area and intriguing decorative Victorian street lamp which is believed to come from a railway station.

Garage and Rear Work area

16'0" x 9'1" (4.88m x 2.77m)

This is at the rear of the main garden. Here there is driveway parking for one vehicle, accessed from the street at the side of the plot, which in turn leads to a pitched roof brick built garage. The garage is supplied with power and light. Also in this area is a 10' x 8' shed, and a large wood store with Perspex corrugated roof. An additional 9' x 6' timber shed completes the tremendous storage ensemble.

Views of Rushmere Heath

With one of the best views of Rushmere Heath from the first floor windows, and literally a few feet from the heath, you couldn't get a more idyllic and convenient location for golfing, dog walking, cycling etc. Add to this, the cul-de-sac nature of the position and the fact that you are only ten minutes walk to Ipswich hospital and the row of local shops, and less than two minutes to a

bus stop, you would be hard pushed to find a large family home in a better spot.

Additional Info

The position of the property, adjacent to the heath, also has the benefit of being less than ten minutes walk to Ipswich hospital & the row of shops at the junction of Heath Road & Woodbridge Road East including a Co-op supermarket & petrol station. Bus routes into town in one direction & towards Kesgrave / Martlesham Heath / A12 in the other direction, are less than two minutes walk away.

The entire property is well presented, has full gas heating via radiators & UPVC replacement double glazed windows & doors throughout.

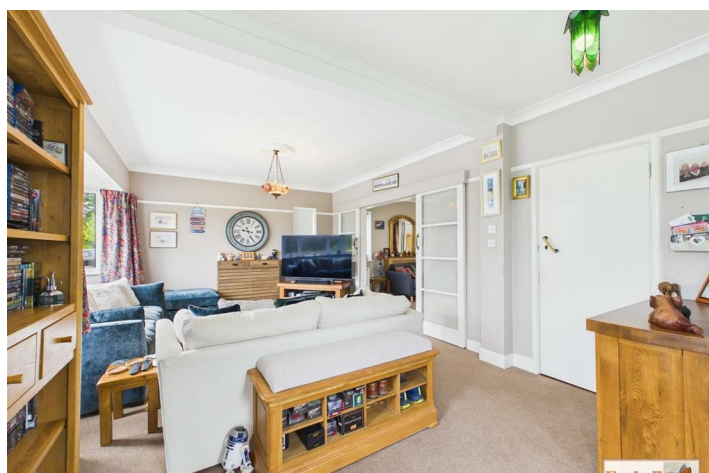
Camberley Road is a cul-de-sac leading simply to the properties within Camberley Road & the golf club. It is not a through road.

You would be hard pushed to find a more idyllic & convenient location in Ipswich & we are expecting a huge demand for this property as a result. Please act quickly to ensure that you don't miss out.

Agents Notes

Tenure - Freehold

Council Tax Band - D











Road Map



Hybrid Map



Terrain Map



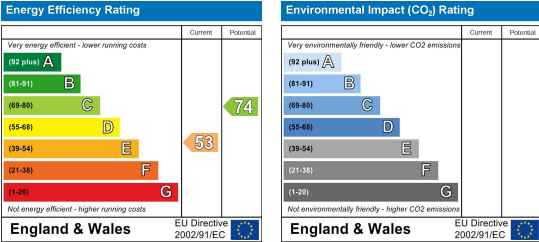
Floor Plan



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.