

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Solwyn

Shotley Peninsula, Lower Holbrook, IP9 2RJ

Guide price £475,000



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To the side of the property is a large annexe area with main walk through running front to back with two separate workshop areas and a shower room that requires some updating.

Front Garden

The property benefits from a driveway to the side of the property providing a good area of off-road parking and is mainly laid to lawn with trees to the side and side access to the rear garden.

Entrance Porch

Double glazed entrance door into entrance porch, tiled floor, sliding door to the annexe sideway and further double glazed door to entrance hallway.

Entrance Hallway

Access to loft, downlighters, two radiators, double glazed window to front, doors off to kitchen/dining area, sitting room, bathroom and bedrooms two, three and four.

Kitchen/Dining Area

17'1" x 10'4" (5.21m x 3.15m)

Comprising single drainer stainless steel sink unit with a mixer tap, Formica work surfaces with cupboards under, pull out bin, Formica work surfaces with cupboards and wine rack under, wall mounted cupboards, corner units, double glazed window to rear, oil fired boiler, shelved airing cupboard, downlighters, radiator, oven, hob and cooker hood, obscure window to side, double glazed door to annexe sideway area.

Sitting Room

15'9" x 13'5" (4.80m x 4.09m)

Coved ceiling, radiator, double glazed door to outside and door to bedroom one.

Bedroom One

17'3" x 9'1" (5.26m x 2.77m)

Double glazed window to rear and side and a radiator.

Bedroom Two

12'6" x 10'6" (3.81m x 3.20m)

Double glazed window to side and a radiator.

Bedroom Three

9'10" x 9'2" (3.00m x 2.79m)

Double glazed window to front and a radiator.

Bedroom Four (used as a Study)

7'10" x 5'10" (2.39m x 1.78m)

Double glazed window to front and a radiator.

Bathroom

7'5" x 5'9" (2.26m x 1.75m)

Panel bath with shower attachment, pedestal wash hand basin, low-level W.C., extractor fan, heated towel rail, downlighters and obscure double glazed window to front.

Annexe - Side Walk Way

25'8" x 5'9" (7.82m x 1.75m)

Double glazed window to rear and side, double glazed door to outside, door to rear storage/workshop/utility and door to inner hallway.

Annexe - Inner Hallway

Through to workshop storage area and sliding door to shower room.

Annexe - Workshop/Utility

8'6" x 7'5" (2.59m x 2.26m)

Double glazed window to rear, sink and double glazed skylight.

Annexe - Workshop/Storage Area

12'2" x 8'10" (3.71m x 2.69m)

Double glazed window to front with light.

Annexe - Shower Room

6'5" x 5'4" (1.96m x 1.63m)

W.C., pedestal wash hand basin and obscure double glazed window to side.

Rear Garden

Slopes gently upwards with a patio area, extensively laid to lawn with trees and hedging backing onto fields to the rear which slope gently down to the River Stour.

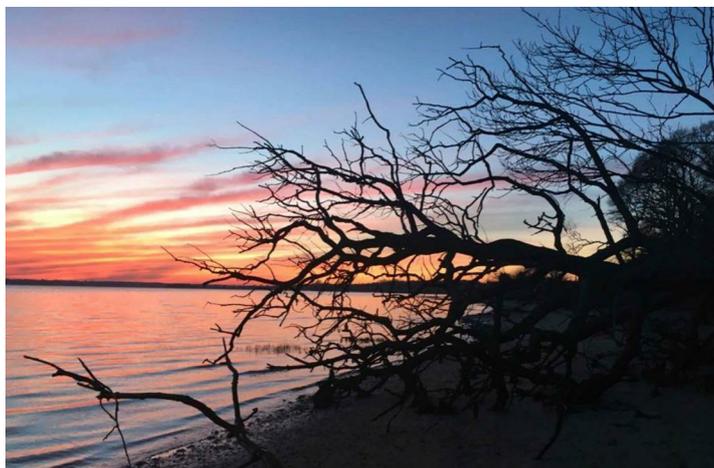
Agents Notes

Tenure - Freehold

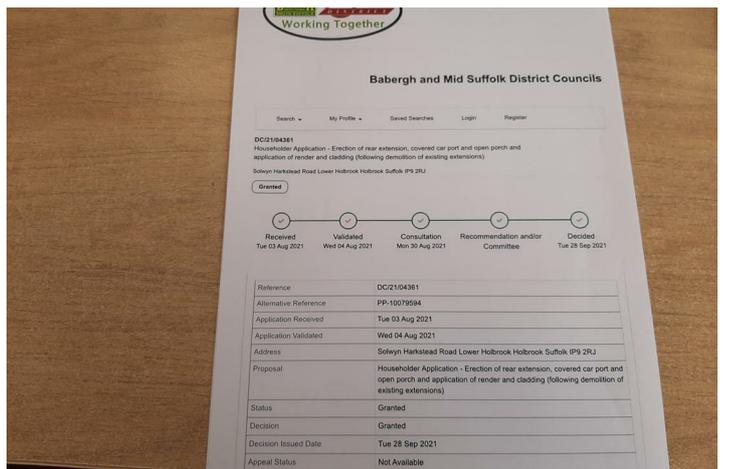
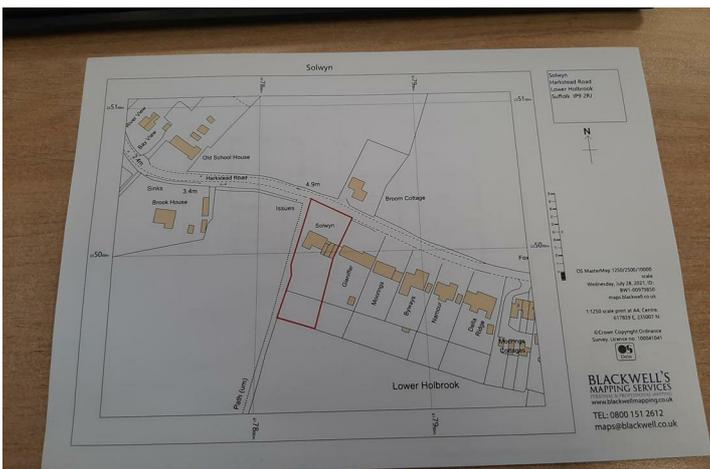
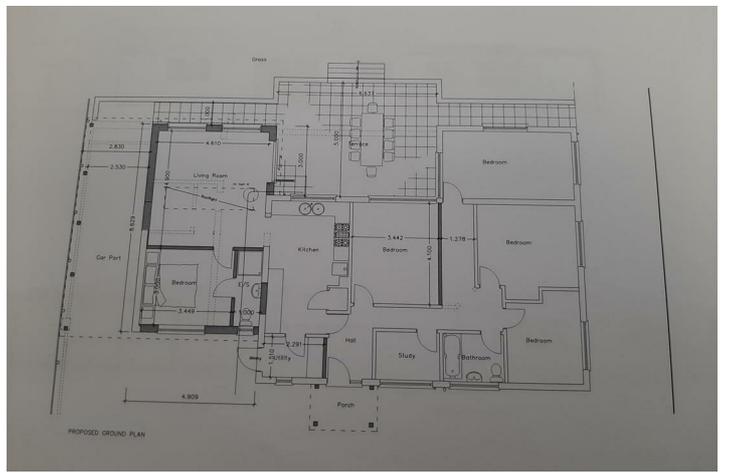
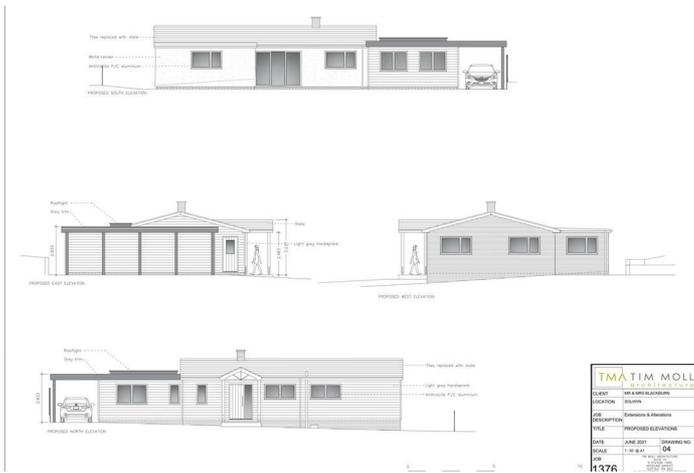
Council Tax Band - D

We understand from the vendor that the property has been under pinned as a result of an oil leak that happened in 2021 this has been remedied by the sellers insurance at that time and details are available on Babergh District Council's website reference #BC/22/12488/BN

We understand from the vendor the property had Cavity Wall Insulation installed in 2012







Road Map



Hybrid Map



Terrain Map



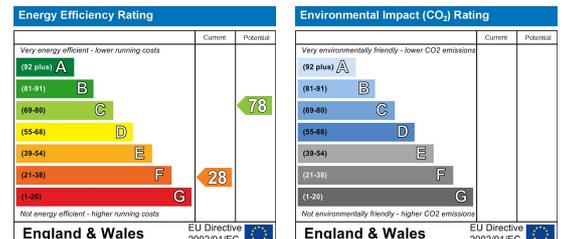
Floor Plan



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.