

# Foxhall



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## Estuary Crescent

Shotley Gate, Ipswich, IP9 1QA

Offers in excess of £250,000



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## Offers in excess of £250,000



### Hilstead, Estuary Crescent

NO ONWARD CHAIN - VILLAGE LOCATION - RARELY UP FOR SALE - 16'0" X 11'11" LOUNGE - EXTENDED TWO BEDROOM BUNGALOW - LARGE ENTRANCE PORCH WITH SPACE FOR BUGGIES WHEELCHAIRS, ETC - OIL HEATED PROPERTY WITH BOILER 5 YEARS OLD AND 1000 LITRE OIL TANK APPROX 12 YEARS OLD - WELL STOCKED & GENEROUS SECLUDED REAR GARDEN WITH LOVELY RIVER VIEWS NEAR PATIO - GOOD SIZED FRONT GARDEN WITH OFF ROAD PARKING FOR SEVERAL VEHICLES AND GARAGE - KITCHEN AND DINING ROOM / LEAN-TO OVERLOOKING REAR GARDEN - BATHROOM WITH DISABLED BATH INSTALLED

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale with no onward chain this two bedroom extended bungalow situated near the end of the peninsula with a generous size well stocked rear garden and superb potential for development and extension.

The property comprises of two bedrooms, bathroom, light and airy lounge, kitchen which joins a dining room / lean to, front garden and driveway leading to the garage.

As well as the bathroom being central to the property, it also has a disabled bath already installed. The bedrooms are at the front of the property and the kitchen, lounge and dining room / lean-to overlook the most well stocked garden and will be an absolute delight to any keen gardener. With an array of mature trees and shrubs and by the patio area and lovely views of the River Orwell (by standing on the patio).

The bungalow is situated in Estuary Crescent so named as you can view the Stour Estuary where the River Orwell joins.

The local area is also awash with stunning landscape being at the Southern end of the Suffolk Coast and heath area of outstanding natural beauty. The village has a

number of amenities including public transport links to Ipswich town centre, primary school, public houses, village hall, post office, convenience store, takeaway restaurants, church, vineyard and marina.

### Front Garden

Attractive wall to the front, pathway to the front door, lawned area with mature bush, access to the rear of the property on both sides, hardstanding for a driveway which accesses the garage driveway you could fit three cars in amply.

### Porch

UPVC pedestrian door into the porch with double glazed windows to either side and also the side, it's a large area suitable for parking buggies, wheelchairs and various bits, carpet flooring and outside light with door to the front door.

### Entrance Hallway

Radiator, carpet flooring, doors to bedrooms one, two, lounge, kitchen and bathroom, two cupboards one for shoe rack and coats, the other is a previous airing cupboard which has shelving and access to the loft.

### Lounge

16'0" x 11'11" (4.88m x 3.63m)

Feature fireplace with an open fire and granite marble, two radiators, carpet flooring, aerial point, coving, wall lights and large double glazed patio doors leading out into the rear garden almost full width. So if someone wanted to put a bi-fold door in there that would be a possibility.

### Bedroom One

10'8" x 10'1" (3.25m x 3.07m)

Double glazed window to the front with fitted blinds, curtain pole, coving, radiator and carpet flooring.

### Bedroom Two

11'10" x 7'11" (3.61m x 2.41m)

Double glazed window to the front with fitted blinds, curtain pole, coving, radiator and carpet flooring.

### Bathroom

Low-flush W.C. with concealed back plate, vanity wash

hand basin, heated towel rail, tiled flooring, tiled walls throughout, obscure double glazed window to the rear with fitted roller blind, extractor fan, cupboard on the wall with under plinth spotlights, bespoke accessible walk-in seated bath with door, mixer taps with a hand held shower attachment. If new owners didn't want this particular bath there is ample room for a new bath or a walk-in shower enclosure to be installed.

### Kitchen

9'9" x 8'6" (2.97m x 2.59m)

Comprising of wall and base units with cupboards and drawers under, stainless steel sink bowl drainer unit with a mixer tap over, splash-back tiling, splash-back on the floor, induction Siemens hob with extractor over, Hotpoint double oven (brand new), radiator, double glazed windows to the rear, spotlights, under counter lights and door into the dining room / conservatory.

### Dining Room / Lean to

11'11" x 7'8" (3.63m x 2.34m)

Hardstanding floor with carpet tiles, construction of UPVC and wood, radiator, power, wall lights and door to the rear garden.

### Rear Garden

34'4" x 59'8" (10.48 x 18.2)

Large rear garden fully enclosed with a large patio area suitable for alfresco dining, outside tap, attractive mid height brick walls leading to the the rest of the garden, which has a shingle pathway around and mature planting

such as buddleias, Laurels and Roses. Shed approx. 7'6" x 18'4" does need a bit of care and attention, old concrete coal shed, a lovely hexagon patio area in the middle of the garden, plenty of mature trees and shrubs as described with Rhododendrons, Acers, pedestrain access to the side of the rear garden giving you access to the front. Viewers will note that if you stand on the patio you can see the lovely River view.

### Garage

18'3" x 9'5" (5.56m x 2.87m)

Manual up and over door, UPVC windows to the rear, floor mounted oil boiler (only 5 years old) with power and light, pedestrian door to the side and a pedestrian gate to the front so there is access round the bungalow on both sides.

### Agents Notes

Tenure - Freehold

Council Tax Band - C













Road Map



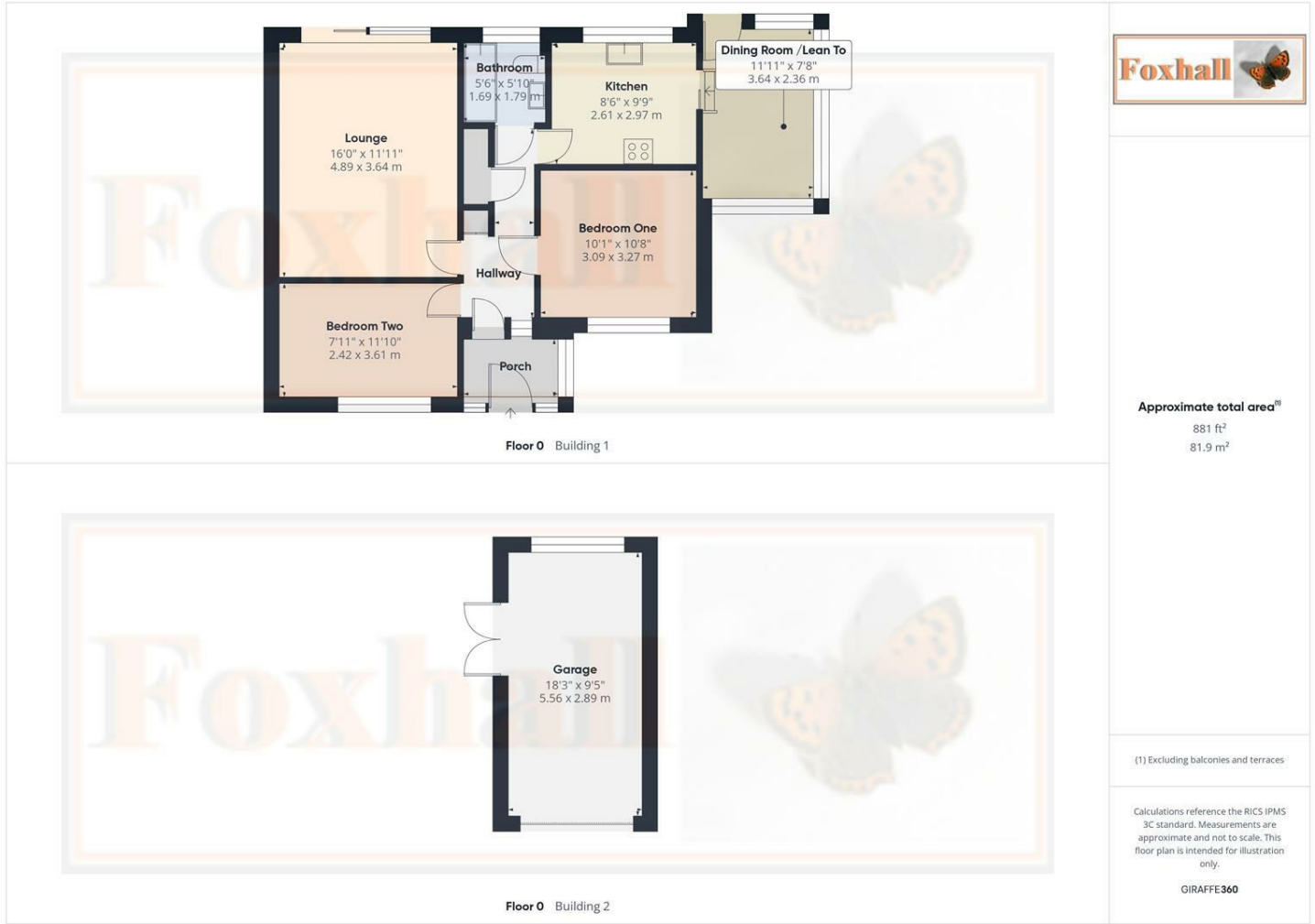
Hybrid Map



Terrain Map



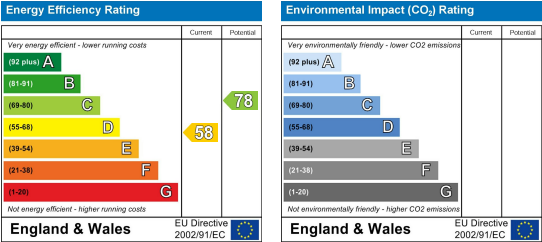
Floor Plan



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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