

Foxhall



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Ditchingham Grove

Rushmere St. Andrew, Ipswich, IP5 1WE

Asking price £410,000



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Summary Continued

The kitchen comes complete with integrated fridge, freezer, oven, microwave, hob, extractor hood, dishwasher and washing machine. Also five years ago the central heating boiler was replaced and has had an annual service since and a very effective feature gas wall living flame fire was installed which has also been annually serviced and has a sequential remote control system. There is an en-suite off the main bedroom which was replaced 8 years ago and the first floor family bathroom was also replaced at the same time and there is also a downstairs cloakroom.

Another major selling point is that 12 solar panels have been fitted and there is a four battery system that will be remaining.

The vendors have also previously had plans drawn up and planning permission passed for a single storey rear extension which they decided not to go ahead with. The potential is there for a new buyer to take up this option if required.

Front Garden

The front garden is fully block paved providing a triple width driveway parking with an additional side area enclosed by picket fence and the other side is hedging and an outside EV car charging point and the front rendering has been re-decorated.

Entrance Hallway

Double glazed entrance door with leaded light insets through to entrance hallway, radiator, dado rail, stairs to the first floor

Lounge

14'5" x 12'9" (4.39m x 3.89m)

The focal point of this room is a Gazco wall studio slim

line black glass fronted fascia feature gas fire which is very effective and looks just like the real thing with a sequential remote control system. Radiator, dado rail, westerly facing window to front making this a very sunny room in the late afternoons and summer evenings.

Dining Room

9'3" x 8'9" (2.82 x 2.69)

Accessed via an archway from the lounge with new double glazed bi-fold doors opening through to the sunroom with dado railing and a radiator.

Kitchen / Breakfast Room

15'10" x 8'9" (4.84 x 2.69)

Luxury refitted kitchen fronts by Kent Blaxill with a superb range of modern contemporary light grey units comprising base drawers, cupboards and eye-level units, integrated fridge and freezer, integrated oven, plus microwave, induction hob with extractor hood above, integrated washing machine and dishwasher, inset single bowl sink unit, ample worksurfaces plus matching breakfast bar, recessed ceiling spotlights, two windows and part glazed door to the rear overlooking the garden which is easterly facing making this a very sunny and pleasant room for a good part of the morning, tiled flooring, door to a very large walk-in under stairs cupboard which is supplied with light and power and could be used for the positioning of a condensing tumble dryer and a radiator.

Downstairs Cloakroom

W.C., wash basin, radiator and window to front.

Sunroom

10'9" x 9'3" (3.29 x 2.84)

Luxury sunroom with a warm roof and two roof light windows, double glazed door out to the rear garden, radiator, recessed ceiling spotlights running the full

circumference, wall mounted electric plug in heater and tiled flooring. This is both south and east facing making this extremely pleasant and sunny throughout the year. All furniture within the sunroom can remain.

Landing

Doors to all bedrooms and the bathroom.

Bedroom One

12'9" x 12'4" (3.91 x 3.76)

Radiator, window to front, spacious over stairs storage cupboard, twin double built-in wardrobe with hanging an shelf storage space and door to the en-suite.

En-Suite

5'10" x 5'5" (1.80 x 1.66)

Modern replacement suite comprising a corner shower unit, vanity wash basin with cupboards below, fitted wall cupboard, chrome heated towel rail, window to front, fully tiled walls and an extractor fan.

Bedroom Two

9'4" x 9'2" (2.85 x 2.80)

Radiator, window to rear, loft access and bi-fold doors to built in double wardrobe.

Bedroom Three

8'11" x 7'2" (2.72m x 2.18m)

Radiator, window to rear and a double built-in wardrobe.

Bedroom Four

9'2" x 6'9" (2.80 x 2.06)

Radiator and a window to front.

Bathroom

6'11" x 6'3" (2.12 x 1.93)

Modern replacement suite comprising P shaped bath with independent shower over, vanity unit wash basin inset with cupboards beneath and W.C, chrome heated towel rail, window to rear, fully tiled walls, fitted corner cupboard, recessed ceiling spotlights and an extractor fan.

Rear Garden

One of the many selling points of the property is the very spacious rear garden which is unoverlooked from the immediate rear and side and is larger than average. The garden is fully enclosed by a combination of high brick wall and panel fencing with trellis above which assists with the screening. The garden comprises of a spacious patio area which is an absolute suntrap ideal for sitting out having a morning cuppa or alfresco breakfast, with an double external power socket and extensive garden lighting. The garden is low maintenance being largely laid to lawn with inset flower/shrub borders and there is a rear patio area that benefits from the sun for later in the day. On one side is a side storage area wth a concealed timber shed and on the other is side access to a passageway via a wooden gate and pedestrian door to the garage.

Garage

17'11" x 8'11" (5.47 x 2.74)

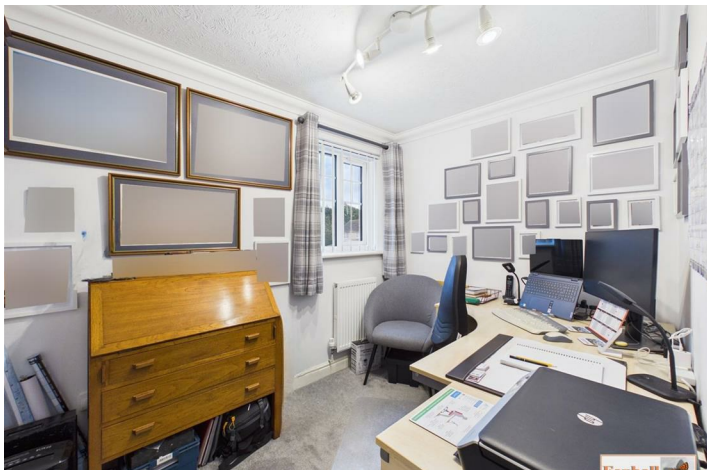
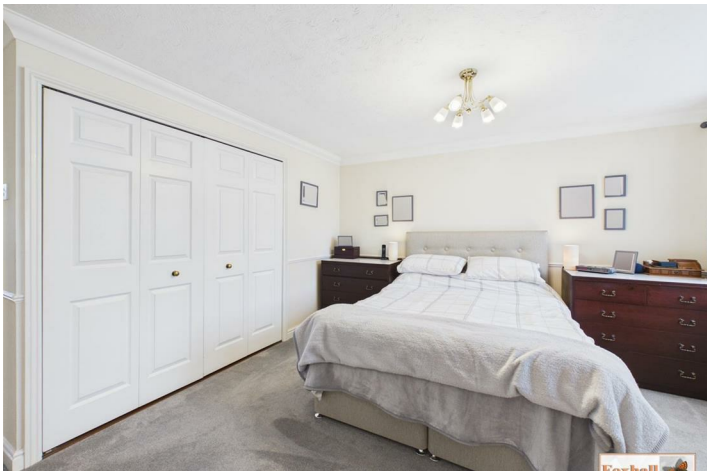
Manual up and over door with power and light and also houses the wall mounted Vaillant boiler. The garage has its own loft access into the pitched roof section.

Agents Notes

Tenure - Freehold

Council Tax Band - D



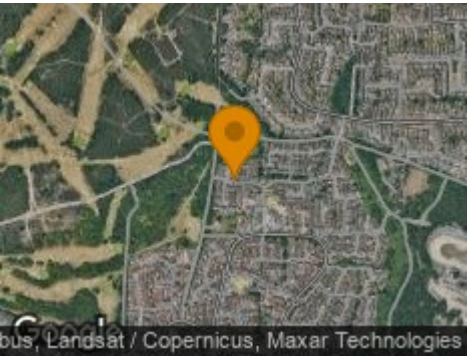




Road Map



Hybrid Map



Terrain Map



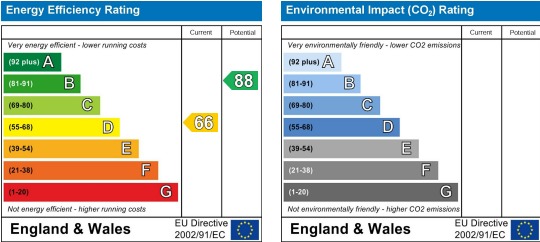
Floor Plan



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



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