

# 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



## The Greens

Rushmere St. Andrew, Ipswich, IP4 5UT

Offers over £700,000



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Situated in an idyllic and highly sought after exclusive executive development on the east side of Ipswich, the property affords easy access onto the A12/A14 and within walking distance of a wealth of footpaths and bridle paths through the woodland and nature reserves in the Rushmere St Andrew area.

## Front Garden

Double driveway parking in front of the garage. The front garden is open plan with bark area.

## Entrance Hallway

Front entrance door through to hallway, radiator, stairs rising to the first floor and door to a large cupboard.

## Lounge

16'11" x 15'0" (5.16m x 4.57m)

A major selling point of the property is this delightful double aspect lounge with twin windows to front which are westerly facing making this a very pleasant and sunny room especially in the afternoons. Further window to side, two double radiators and the focal point of the rooms is a gas fire incorporated in a feature stone surround and hearth and double doors opening from the hallway.

## Kitchen / Dining/Living Area

15'2" x 12'2 + 27'10" x 11'3" (4.62m x 3.71m + 8.48m x 3.43m)

Stunning L-shaped kitchen/dining/living area in a large pitched roof extension with seven bi-fold doors with individual blinds going the entire width of the kitchen opening out direct to the easterly facing garden. There is an extensive range of fitted Wren gloss fronted units comprising ample base drawers, cupboards and eye-level units, integrated double oven with warming drawer, five ring gas hob with extractor fan, integrated dishwasher, pull out larder and bin store, space and plumbing for a concealed washing machine, integrated

double fridge, a centre island with an instant hot water tap, underfloor heating, ample worksurfaces, pendant lighting over the island.\*\* There has previously been a water softener which has since been removed, but all piping for that is still in situ if new owners want to put in a new water softener.\*\*

## Snug / Additional Sitting Room

11'11" x 10'7 (3.63m x 3.23m)

With a corner woodburner plus radiator. This opens out into the kitchen and forms a lovely separate seating relaxing area. Very warm and cosy on a cold winters evening.

## Study

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

Window to front with a radiator.

## Downstairs Cloakroom

Vanity unit wash basin, W.C., chrome heated towel rail and window to side.

## Landing

Feature gallery landing with all doors off, access to the loft space and door to spacious airing cupboard.

## Family Bathroom

7'4" x 6'2" (2.24m x 1.88m)

Good sized P shaped bath with power shower over and shower board, vanity unit wash basin, W.C. with quartz worksurfaces, window to side, extractor fan and a chrome heated towel rail.

## Bedroom One

15'0" x 9'9" (4.57m x 2.97m)

Triple feature windows to front, twin radiators and full width triple drawer units with worksurface over.

### **Dressing Room**

6'4" x 5'0" (1.93m x 1.52m)

Door to dressing room with window to side with fitted blinds, dressing table area with cupboards either side, walk-through to two double wardrobs one on either side which then leads to the en-suite shower room.

### **En-Suite Shower Room**

7'1" x 5'7" (2.16m x 1.70m)

Comprising large walk-in double shower cubicle with power shower, fully tiled in bath/shower area in contemporary style with double vanity unit wash basin with selection of gloss fronted cupboards and drawers below plus W.C., mirror, window to rear with fitted blinds, tiled floor, extractor fan and ceiling spotlight.

### **Bedroom Two**

12'3" x 7'11" (3.73m x 2.41m)

Twin windows to front, radiator and double built-in wardrobe.

### **Bedrom Three**

12'3" x 6'9" (3.73m x 2.06m)

Radaitor, door to built-in wardrobe and window to rear.

### **Bedroom Four**

9'6" x 7'7" (2.90m x 2.31m)

Radiator and window to rear.

### **Rear Garden**

Another major feature of the property is this delightful easterly facing rear garden which commences with a large paved patio area ideal for entertaining, separate decked area, space for a hot tub, substantial lawn with feature inset trees and a wealth of established flower and shrub borders with a side access gate to the front garden. The garden is fully enclosed by panel fencing making this ideal for a family with young children or dogs etc.

### **Double Garage**

With twin up and over doors supplied with power and light with an extremely spacious extensively boarded loft space for storage with personal door leading to the rear garden.

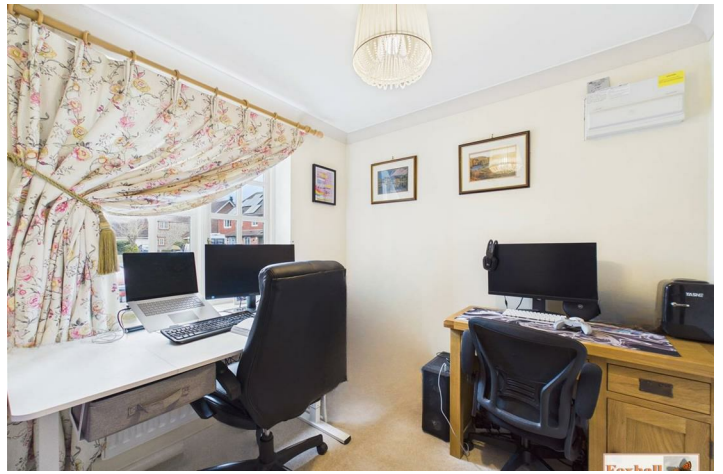
### **Agents Notes**

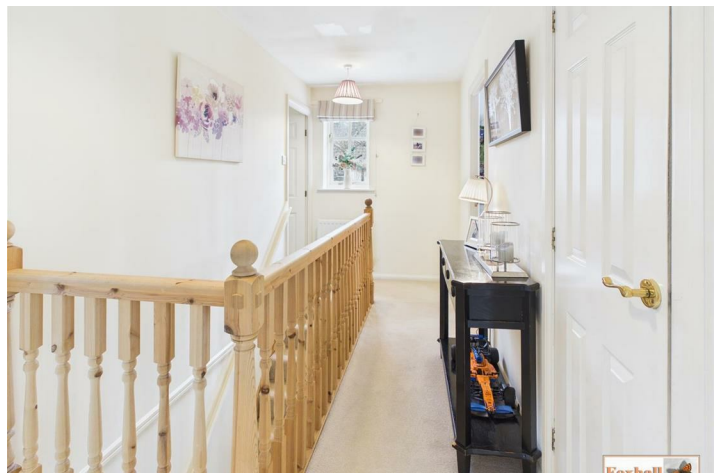
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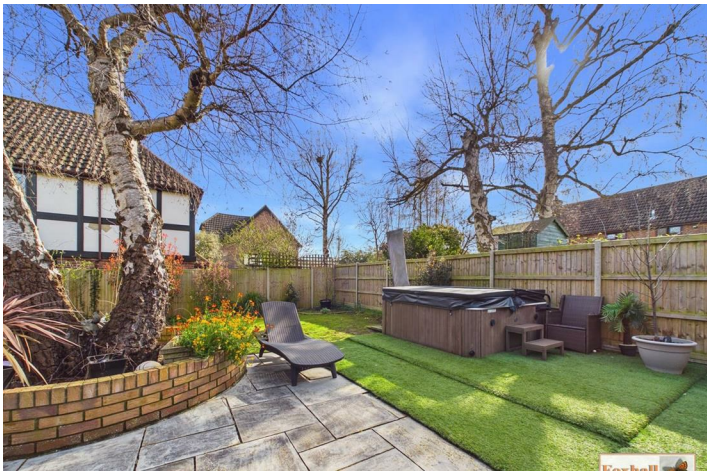
Council Tax Band - F











From the Mill Stream, you can take several short circular walks, using the boardwalks that cross the stream or explore further using the network of public rights of way crossing Foxhall Heath towards Kingsmead.

The Rushmore Jubilee Walk (available from the Parish Council) links the reserve to the Sandlings nature reserve (by the water tower) and Rushmore Common via Boley Lane.

From the swimming pool, west of the bushes, a firing range extended east to Boley Drive, 800 yards away. The steeply sloping sandy valley side acted as the "bar" to stop stray bullets (and musket balls). This range was part of a military training area dating back to Napoleonic times and still in use in the early twentieth century. The area was used to train troops stationed in the barracks in town, along with a private ground on what is now Rushmore Common.

edge of the reserve beside the footpath, marking the Parish boundary. The trees would have marked the boundary between Rushmore St Andrew and Foxhall parishes up until 1964 when Kingsmead was enlarged to include the tower of Heathland surrounding the Foxhall Stadium. Large oak trees like these support a huge range of insects, fungi and other wildlife, including bats.

The ponds around the reserve, dominated by willow species, are very valuable for migrating birds. A large flying project has discovered that in excess of 70+ species of birds use the site or pass through on migration.

The pond has been created by damming the stream in order to provide habitat for frogs, toads, newts and a range of insects including dragonflies. The fen vegetation, including the very attractive Southern Marsh Orchids, grow and reseed each year in the late summer to prevent vigorous plants taking over.

**FENS, MEADOW AND WILLOW**

The Mill Stream reserve has a wide range of valuable habitats that in turn support many different species of plants and animals. In the area immediately around this information board you can see ponds, the stream, fen, scrub and a crop of annual cut willow.

**SLOW WORM (*Anguis fragilis*)**

This reptile is not a snake (nor a worm), but in fact a legless lizard. They may be seen basking in sunny areas within long grass.

**KEY**

- Reserve boundary
- Path

**YOU ARE HERE**

Labels on the map include: Foxhall Stadium, Foxhall Heath, Old Boundary Oak Trees, Mill Stream, Millennium Pond, Pond, Firing Butts, Road Pond, Kelsdon Drive, Boley Lane (Jubilee Walk), Rushmore Common, Sandlings Common, Jubilee Walk, Boley Lane, and Rushmore Common.

## Road Map



## Hybrid Map



## Terrain Map



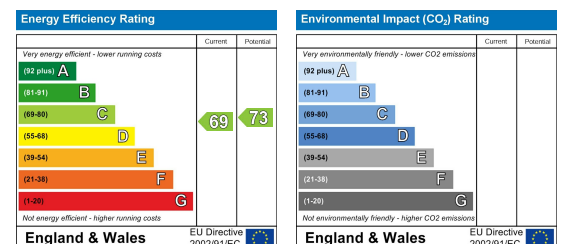
## Floor Plan



## 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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