

Foxhall



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Glemham Drive

Rushmere St. Andrew, Ipswich, IP4 5BH

Offers in excess of £380,000



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FOUR BEDROOM DETACHED HOUSE - POPULAR BIXLEY FARM LOCATION - GOOD SCHOOL CATCHMENTS (SUBJECT TO AVAILABILITY) - OFF ROAD PARKING VIA A DROPPED KERB AND BLOCK PAVED DRIVEWAY - LOW MAINTENANCE FRONT GARDEN - FULLY ENCLOSED REAR GARDEN - LOUNGE AND SEPARATE DINING ROOM - KITCHEN - UTILITY ROOM - CONSERVATORY - CLOAKROOM / W.C. - EN-SUITE SHOWER ROOM - GARAGE / STORAGE SPACE

***Foxhall Estate Agents are delighted to offer for sale nestled in a quiet cul-de-sac on the popular Bixley Farm development is this four bedroom detached house.

The property boasts four bedrooms one with an en-suite, family bathroom, lounge and separate dining room, conservatory, cloakroom / W.C., kitchen, utility room, a third of a garage space for storage, off road parking via block paved driveway, low maintenance front garden, fully enclosed rear garden.

Bixley Farm is close to plenty of local amenities including supermarkets, local bus routes, good school catchments (subject to availability), close to Ipswich Hospital, easy access to A12 / A14.

In the valuer's opinion an early internal viewing is highly advised as to not miss out.

Front Garden

Off road parking via a dropped kerb for one car comfortably, giving you access to the garage via a dropped kerb and a block paved driveway. Most of the

garden is partly enclosed via a mid height brick wall with flowerbed borders, artificial grass, small patio area with a pathway leading to the front door.

uPVC obscure door facing the front, double glazed window to the side.

Entrance Hall

Access to the stairs, coving, radiator, under stairs cupboard and doors to the cloakroom / W.C., lounge, dining room and the kitchen.

Lounge

15'3" x 11'9" (4.66 x 3.59)

Double glazed bay window facing the front, double glazed window to the side, electric fire with a limestone base and surround, two radiators, wall lights and coving.

Cloakroom / W.C.

uPVC double glazed obscure window to the side. vanity unit with a low flush W.C. and wash hand basin with hot and cold tap and tiled splashback, radiator, lino flooring.

Dining Room

9'2" x 10'1" (2.80 x 3.08)

Double glazed sliding patio doors to the rear going out to the conservatory, coving and a radiator.

Conservatory

9'2" x 8'6" (2.80 x 2.60)

Part block / brick and uPVC construction with double glazed windows to the side and rear, pitched roof with wall lighting and double French style doors to the side to go out into the rear garden.

Kitchen

11'8" x 10'1" (3.57 x 3.08)

Double glazed window facing the side, uPVC double glazed door facing the side going out into the side passageway leading to the front and rear.

The kitchen comprises wall and base fitted units with cupboards and drawers, one and a half single bowl sink and drainer unit, tiled splashback, gas hob with a cooker hood above, double built in oven, integrated fridge, lino flooring, modern under unit lighting, radiator and a door into the utility room.

Utility Room

9'4" x 8'5" (2.85 x 2.59)

Space for a large fridge freezer, wall mounted Ideal classic boiler, plumbing for a washing machine, space for a tumble dryer, wall and base fitted units, tiled splashback, lino flooring and a door into the garage (currently used as a storage area).

Landing

Access to the loft, doors to bedrooms one, two, three, four, the bathroom and an airing cupboard which houses the water tank.

Bedroom One

12'7" x 11'9" (3.84 x 3.59)

Double glazed window facing the front, radiator, mid height dado rail, fitted wardrobes and a door to the ensuite.

En-Suite

6'0" x 5'3" (1.84 x 1.62)

Double glazed obscure window to the side, fully tiled walls, laminate flooring, step in shower cubicle, vanity wash hand basin with a mixer tap, low flush W.C., shaving point and stainless steel heated towel rail with an extractor fan.

Bedroom Two

11'5" x 9'1" (3.49 x 2.78)

Double glazed window facing the side, double glazed window facing the rear, built in mirrored sliding wardrobes and a radiator.

Bedroom Three

8'4" x 9'5" (2.55 x 2.89)

Double glazed window facing the rear, mid height dado rail and a radiator.

Bathroom

7'4" x 5'6" (2.26 x 1.70)

Obscure double glazed window facing the side, fully tiled walls, lino flooring, spotlights, vanity unit housing a large wash hand basin with mixer tap and a low flush W.C. with storage space, stainless steel heated towel rail and a panel bath with a mixer tap and shower attachment and electric shower above.

Bedroom Four

8'4" x 8'10" (2.56 x 2.71)

Double glazed window facing the front and a radiator.

Garage

Manual up and over door, steps up and a door into the utility room and over head storage space.

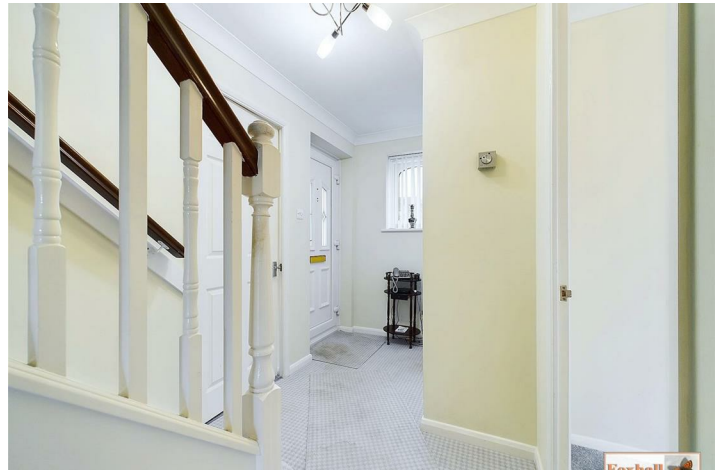
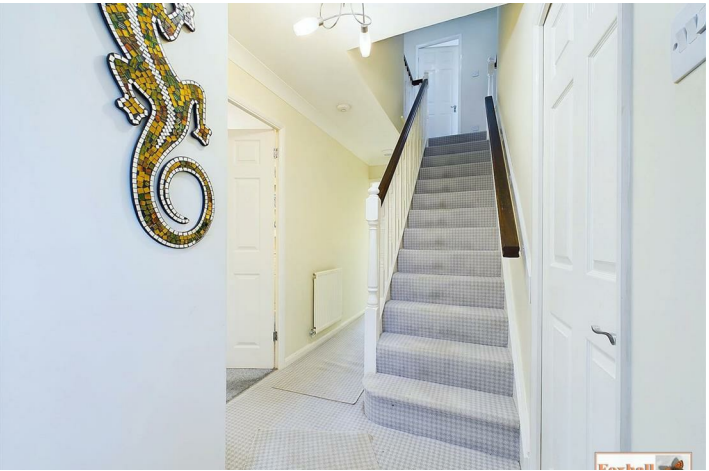
Rear Garden

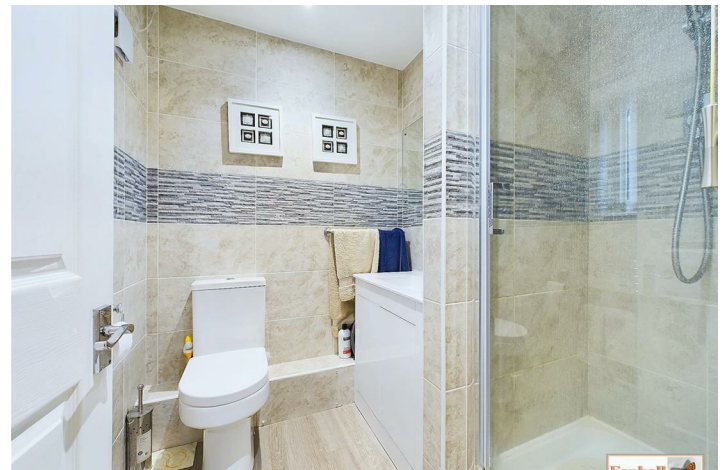
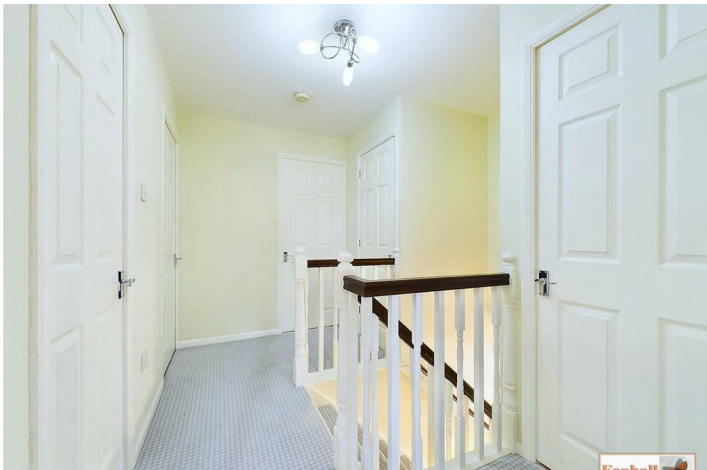
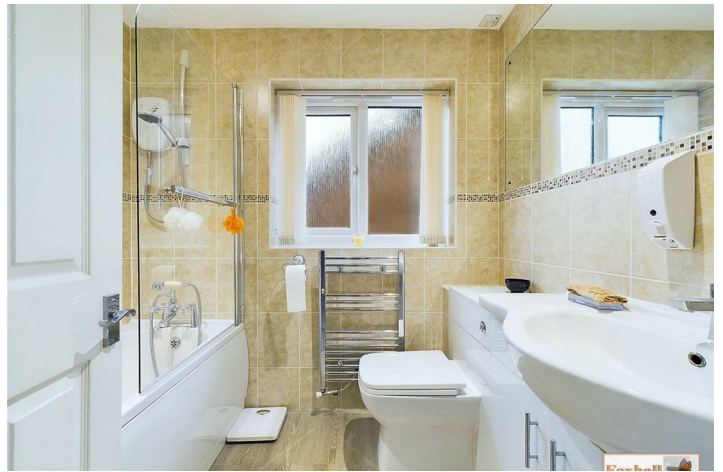
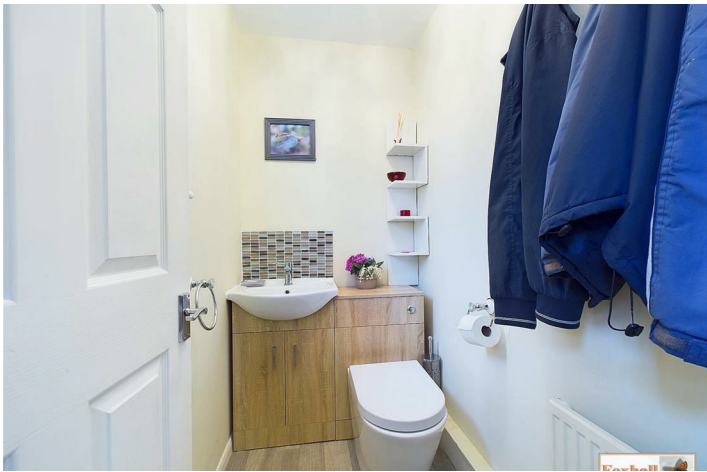
Fully enclosed rear garden which is enclosed via brick walls and panel fencing, flowerbed borders, mostly laid to lawn with a large patio area, outside tap and side access to the front via a gate and a small shed.

Agents Note

Tenure - Freehold

Council Tax Band D







Road Map



Hybrid Map



Terrain Map



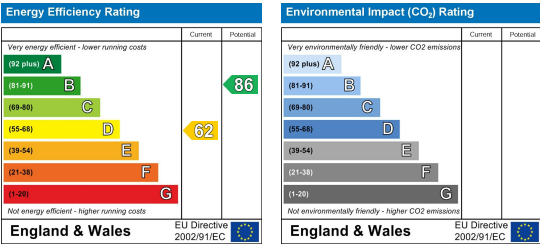
Floor Plan



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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