

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



Henley Road

North Ipswich, IP1 6TB

Guide price £650,000



Henley Road

North Ipswich, IP1 6TB

Guide price £650,000



The kitchen / breakfast / diner has marble worksurfaces with a large range of cupboards and drawers, breakfast bar to sit four, integrated appliances, double butler sink, glass splashbacks and a range cooker. It also has a spacious dining area and Karndean flooring. There is a utility room off this room which has matching cupboards, marble worksurfaces and a butler sink. The kitchen / breakfast / diner together with the conservatory cover the whole width of the rear garden making this perfect as a family home or house for hosting family get togethers.

The utility room leads internally to both the garages, which have electric doors and lead from one to the other. The second garage is larger than usual making it suitable for family cars / campervans, etc. The solar batteries are also stored in here and there is plenty of extra storage between the two garages.

To the front of the property is a large driveway providing off road parking for a large number of vehicles and sizes. The property is also set back from the road so there is more parking available in the service road. To the rear is a fully landscaped rear garden, mainly laid to lawn.

The property also benefits from solar panels and batteries are located in the garages. There is also a pre planning application that has been put in for an extension at the front of the property and buyers are able to request to see the plans if this is of interest.

With bus routes and shops within walking distance, other local amenities as well as easy access to the A14/A12 just a short car journey away as well as the countryside, this property is extremely conveniently situated.

In the valuer's opinion, an internal viewing of this property is encouraged to fully appreciate everything on offer.

Front Garden

Tarmacked front driveway suitable for parking for 4 to 5 vehicles comfortably, access to both garages, front door, outside external electrics, access to the rear garden via a gate, mid height brick wall to the front of the property and PIR sensor light. Double socket and water tap.

Entrance Hallway

Entry via UPVC double glazed front door into the hallway with double glazed obscure windows to both sides and to the front, inset mat, coving, radiator, Karndean flooring, doors off to the lounge, double glazed double doors off to the kitchen / diner, door off to the W.C. and a cupboard. There are lovely bespoke fully fitted cupboards and drawers under the stairs and a glass and wood staircase up to the first floor.

Lounge

18'11" x 12'10" (5.77m x 3.91m)

Beautiful Karndean flooring, feature fireplace with a marble back, marble hearth and wooden surround with inset electric fire, aerial points, phone points, coving, double glazed French doors opening out onto the conservatory with fitted roller blinds, wall lights and a double glazed window to the front with fitted blinds.

Kitchen / Diner

27'8" x 12'0" (8.43m x 3.66m)

Luxury baltic black marble worksurfaces with breakfast bar seating up to four people, double butler sink with a mixer tap over, marble risers, five ring induction Rangemaster professional plus electric cooker with a matching extractor fan over and marble splash-back, multitude of wall and base units with cupboards and

drawers, worksurfaces over, integrated Hotpoint dishwasher and space and plumbing for a large American fridge freezer. Corner cupboards, pans drawers, plenty of cupboards and space, coving, Velux style window, smoke alarm hardwired in, double glazed window with fitted blinds, sockets with USB points, Karndean flooring and through to the dining area.

The dining area has Karndean flooring, bespoke cupboards providing more storage included glass fronted cupboards, extra worksurface, coving, central light with dimmer switch and large double glazed patio doors with fitted roller blinds going out into the conservatory

Utility Room

6'1" x 5'8" (1.85m x 1.73m)

Baltic black marble worksurface with inset draining board, single butler sink with a mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, cupboard under the butler sink, marble risers, double glazed window to the side with fitted blinds, cupboard housing the wall mounted Baxi boiler, coving, Karndean flooring, radiator and door through to the first garage.

Conservatory

20'1" x 10'11" (6.12m x 3.33m)

Two Velux style roof lights, Double glazed French doors (with inset blinds) coming off the lounge. patio doors with inset blinds coming off the kitchen / breakfast / diner coming into the conservatory area, bi-directional windows which means they can be opened inside but also slanted giving lots of ability to allow air into the room, wall lights, spotlights, power, modern radiator, wide French doors with fitted blinds going out into the garden and double glazed windows to the side with fitted blinds.

Cloakroom W.C.

4'3" x 3'11" (1.30m x 1.19m)

Low-flush W.C., pedestal hand wash basin, radiator, Karndean flooring, splash-back tiling, half tiled walls, extractor fan and coving.

Landing

Karndean flooring, coving, glass balustrades, double glazed window to the front with fitted blind, radiator, access to the loft which has a ladder and doors to all bedrooms and the bathroom.

Bedroom One

18'10" x 13'3" (5.74m x 4.04m)

Two fantastic church style window with bespoke fitted wooden blinds, quadruple fitted full height wardrobes with hanging and shelving space, further bespoke cupboard in the eaves with plenty of hanging and shelving space, two radiators, Velux roof light, spotlights, aerial point, Karndean flooring with matching

side tables and dresser with a lovely window seat, and a door into the en-suite shower room.

En-Suite Shower Room

6'3" x 5'7" (1.91m x 1.70m)

Walk-in shower cubicle with shower, tiled walls throughout, Karndean flooring, upright heated towel rail, extractor fan, Velux window, shaver point, vanity unit one side that holds the hand wash basin and low-flush W.C., spotlights and directional lights.

Bedroom Two

Double glazed window to rear with fitted blind, radiator, Karndean flooring, coving, aerial point and a full length wall of triple and double fitted wardrobes with plenty of drawers, hanging space and shelving within. Matching dressing table and bedside cabinets.

Bedroom Three

Double glazed window to the rear with fitted blind, radiator, Karndean flooring and two fitted double wardrobes.

Bedroom Four

12'0" x 8'1" (3.66m x 2.46m)

Double glazed window to the front with fitted blind and Karndean flooring. Double fitted wardrobes.

Lobby Area

3'3" x 3'1" (0.99m x 0.94m)

Door to the lobby area which has an airing cupboard with hooks for coats and a door to bedroom five.

Bedroom Five / Study

8'2" x 8'1" (2.49m x 2.46m)

Double glazed window to the rear with fitted blind, radiator and Karndean flooring

Bathroom

9'5" x 5'6" (2.87m x 1.68m)

Panelled bath with a mixer tap and hand held shower over, heated towel rail, large luxury vanity unit with a glass top inset sink with a mixer tap, low-flush W.C., fully tiled walls, Karndean flooring, radiator, extractor fan, spotlights, wall mounted mirror with inset lights and obscure double glazed window to the side.

Rear Garden

42'2" x 36'0" (12.864 x 10.979)

Fully enclosed un-overlooked from the rear garden, fences at the rear and one side have recently been replaced, fully landscaped, mainly laid to lawn with circular and edging borders, pathways and resin style hardstanding surface with a shed 7' x 5'6" to stay, water feature with outside electrics in two places, PIR lights, access to the front on one side via pedestrian gate and also access to the rear of the house through the kitchen and the conservatory. There is 16 solar panels on the rear of the property. There are two water taps, one at the front and the other at the rear of the property.

First Garage

15'0" x 8'3" (4.57m x 2.51m)

With an electric up and over door, plenty of storage space, a further fridge freezer, utilities, door to the utility room and through to the second garage and strip light. Water softener fitted.

Second Garage

16'11" x 12'8" (5.16m x 3.86m)

Larger of the two which houses the three batteries for the solar panels and also has plenty of space to fit a full sized car, van or caravan etc with electric door and two strip lights. Electric double socket.

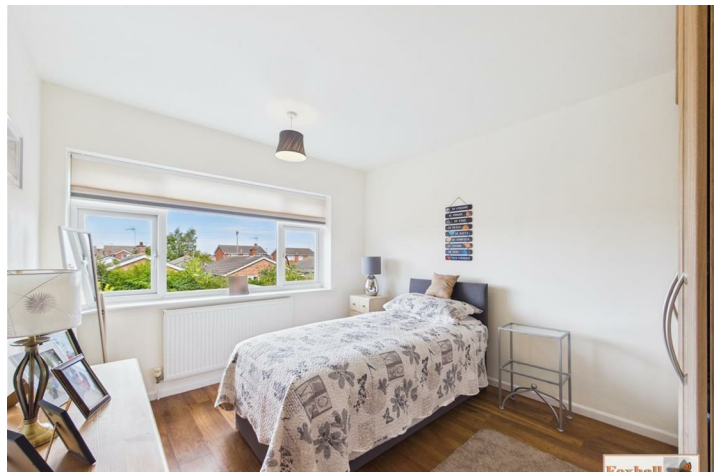
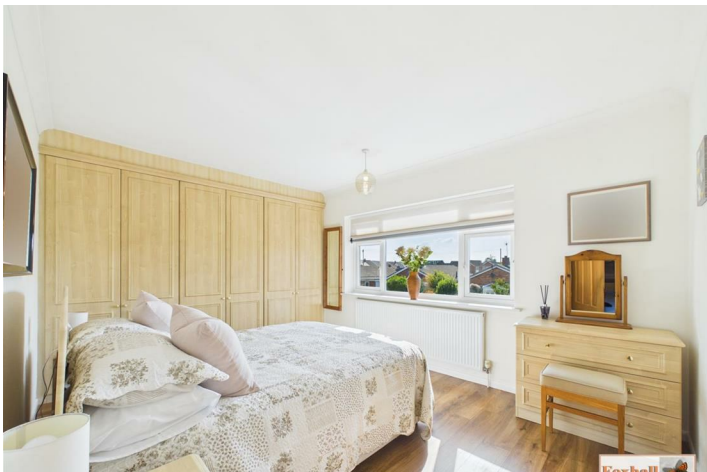
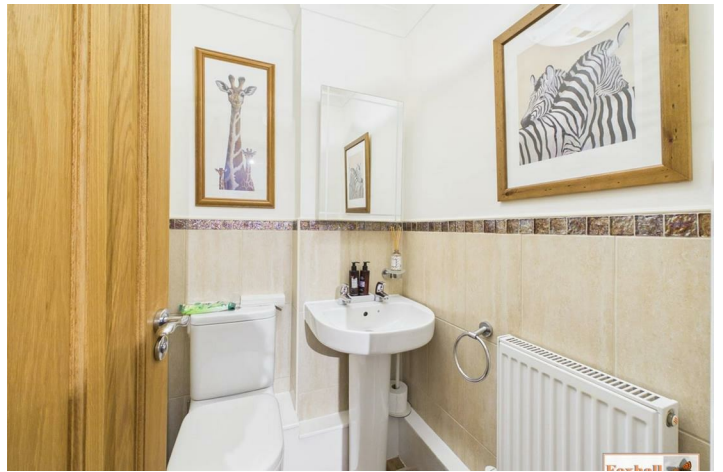
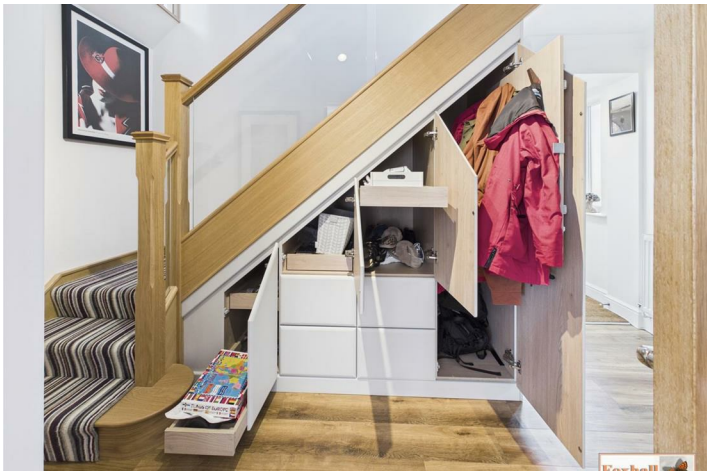
Agents Notes

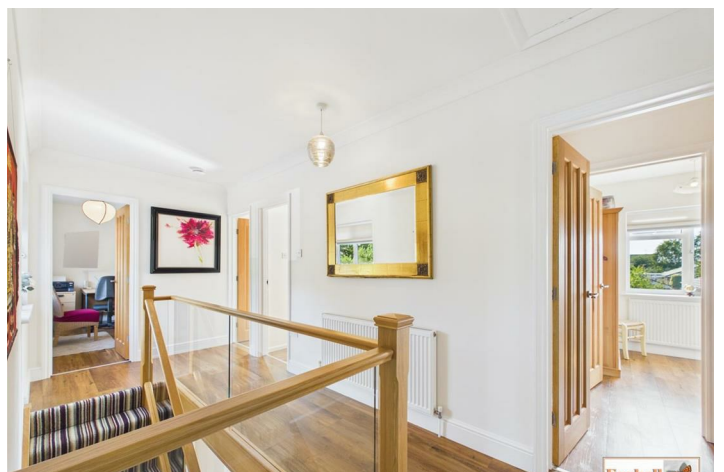
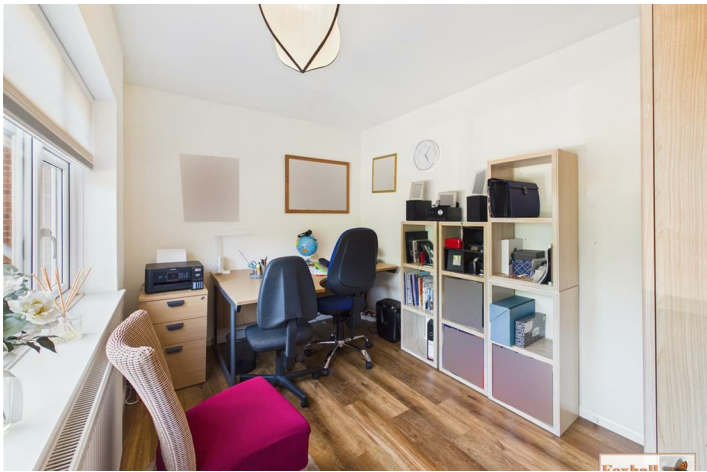
Tenure - Freehold

Council Tax Band - E











Road Map



Hybrid Map



Terrain Map



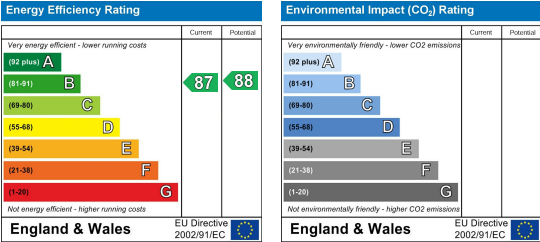
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.