

# Foxhall



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## Dereham Avenue

Rivers Development, Ipswich, IP3 0QF

Offers in excess of £275,000





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### Front Garden

Mid height brick wall with metal gate both vehicular and pedestrian, block paved driveway suitable for two cars, gravel area which again could fit another car in if required, its got mature foliage and shrubs including hibiscus plant and thyme and it has also got a lean-to carport which is then accessing the rear garden via a pedestrian gate.

### Entrance Porch

UPVC porch, door with windows to the front and side, tiled flooring, slight step up and room to store coats etc and door into the entrance hallway.

### Entrance Hallway

Front door, carpet flooring, stairs up to the first floor, door to the lounge / diner, large understairs storage cupboard with lots of shelving and a wooden glazed door into the kitchen.

### Lounge

11'10" x 10'10" (3.61m x 3.30m)

Double glazed bay window to the front, radiator, feature fireplace with a inset gas fire (regularly serviced), carpet flooring, coving and an archway through to the dining room.

### Dining Area

11'11" x 9'11" (3.63m x 3.02m)

Carpet flooring, coving, radiator and double glazed patio doors into the conservatory.

### Conservatory

10'3" x 9'4" (3.12m x 2.84m)

Radiator, laminate flooring, constructed of double glazing and UPVC with double glazed French doors opening onto the rear garden with fitted blinds, a polycarbonate roof and access back through to the dining room.

### Kitchen

14'5" x 7'4" (4.39m x 2.24m)

Installed 3-4 years ago and comprising of wall and base units with cupboards and drawers under worksurfaces over, space for an electric oven, plumbing and space for a washing machine, space for a dishwasher, space for a

full height fridge freezer, splash-back tiling, laminate flooring, double glazed window to the side, coving, loft hatch, upright radiator and a double glazed UPVC door to the conservatory and door to the downstairs W.C. There is also a handy ironing board pull out drawer which is a space saver.

### Downstairs W.C.

4'10" x 2'9" (1.47m x 0.84m)

Tiled flooring, low-flush W.C., splash-back tiling, double glazed obscure window to the rear and a radiator.

### Landing

Doors to bedrooms one, two and three, bathroom and separate W.C., coving, carpet flooring, obscure double glazed window to the side with fitted blinds and access to the loft.

### Bedroom One

13'9" x 10'5" (4.19m x 3.18m)

Double glazed bay window to the front, radiator, carpet flooring, coving and a built-in airing cupboard housing the Vaillant boiler (10 years old and regularly serviced) and plenty of storage there as well.

### Bedroom Two

11'9" x 10'4" (3.58m x 3.15m)

Double glazed windows to the rear, fitted wardrobes and dressing table along onside of the room, carpet flooring, coving and a radiator.

### Bedroom Three

6'11" x 6'4" (2.11m x 1.93m)

Double glazed window to the front, radiator, carpet flooring, coving, several high raised cupboards suitable for storing.

### Shower Room

6'11" x 5'6" (2.11m x 1.68m)

Installed last year with a walk-in shower cubicle with hand-held shower and mermaid backing, solid shower screen, double glazed obscure window to the rear, vanity wash hand basin, low-flush W.C., laminate flooring, mermaid backing throughout the entire room, heated towel rail and an extractor fan.

### Separate W.C.

Low-flush W.C., obscure double glazed window to the side, splash-back tiling and tiled flooring.

### Rear Garden

28'6" x 78'8" (8.7 x 24)

Starts with a small patio area with steps leading down to a larger patio area with raised zone flowerbed surrounding the patio area with a multitude of flowers, lavender, honeysuckle, clematis and buddleia, to the side there is a access to the front via a side gate and there is a side area for storage approx. 6'9" x 9'8" suitable for bikes and buggies and possibly even a little trailer, there is a small storage store 6'4" x 3'6" with potential to stay and an outside tap.

**\*\*Please note that this pedestrian gate and half fence could be taken down to extend the driveway from the front of the property\*\* and is all block paved.**

Steps going down to a further larger patio area, lawned area and a large shed approx. 6' x 7' to stay, this garden is absolutely packed with plants including fuchsias, rhododendrons, azaleas, roses, jasmine, passionflower its a lovely un-overlooked garden with oak trees at the bottom, pathway to the rear is a further shed and allotment area and an overgrown area with a greenhouse approx. 7' x 6'. There is steps down to an even larger workshop which is approx. 8' x 14' and a fence at the rear of the property.

It's safe to say the garden was once a gardeners absolute delight and unfortunately due to ill health the garden has become overgrown slightly and needs some TLC to put back to its former glory. However new owners would be starting from a wealth of mature plants, pots and containers and the garden lends itself to having a formal family area and allotment with a workshop/ gardeners paradise at the end of the garden if required.

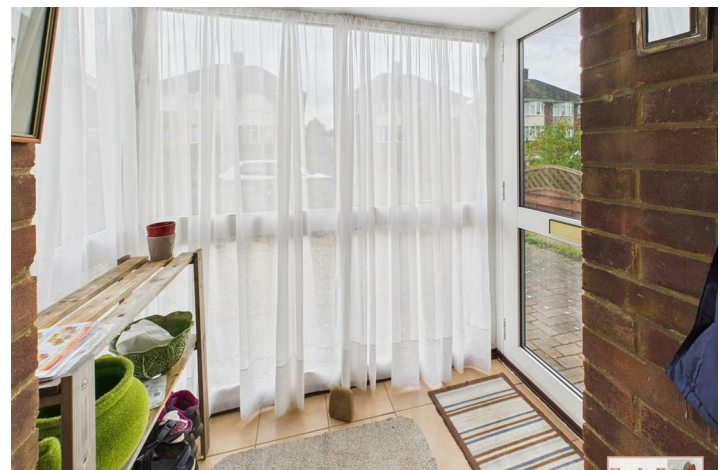
### Agents Notes

Tenure - Freehold

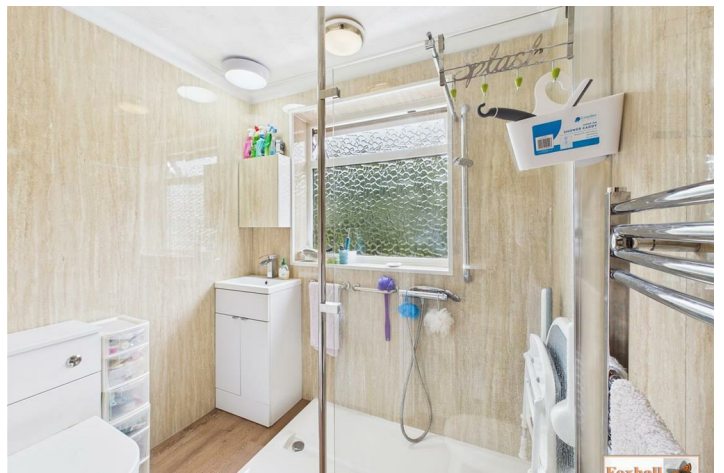
Council Tax Band - C

















Road Map



Hybrid Map



Terrain Map



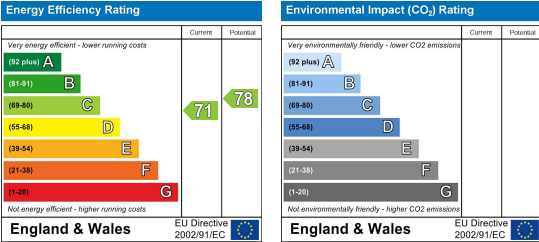
Floor Plan



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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