

# Foxhall



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## Newby Drive

Rushmere St. Andrew, Ipswich, IP4 5UY

Asking price £385,000



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## Front Garden

The property benefits from a corner plot with a block paved driveway providing off-road parking for two cars leading to the garage. There is a side pedestrian access with gate leading into the rear garden, to the side of the property there is a further off-road parking area providing further parking for one vehicle.

## Entrance Porch

Entrance door to the entrance porch with double glazed window and door to the lounge.

## Lounge

**16'4" x 12'1" (4.98m x 3.68m)**

Double glazed window to front, door to stairs, radiator, Adam style fire surround, coved ceiling and double doors opening into the kitchen/diner.

## Kitchen/Dining/Family Area

**19'11" x 15'8" (6.07m x 4.78m)**

Very well fitted comprising single drainer sink unit with mixer tap and appliance space under, excellent range of roll-top worksurfaces with cupboards, drawers under and wall mounted cupboards over, down lighters, large cooker (may be available by separate negotiation), two double glazed skylights, extractor fan, double glazed window to rear, radiator in the dining area, downlighters, double glazed French doors to the outside and access to the inner lobby.

## Inner Lobby

Door to the cloakroom.

## Cloakroom

Low-level W.C., washbasin with cupboards under and a mixer tap, radiator, obscure double glazed window to the side and coved ceiling.

## Landing

Radiator with cover, double glazed window to side, access to the loft, coved ceiling, built-in airing cupboard housing the hot water tank and doors to bedrooms one, two, three and the family bathroom.

## Bedroom One

**12'6" x 10'0" (3.81m x 3.05m)**

Double glazed window to rear, built-in his and hers wardrobe, radiator, coved ceiling with ceiling fan to stay and door to the en-suite.

## En-Suite Shower Room

**4'11" x 4'2" (1.50m x 1.27m)**

Good sized shower, low-level W.C., pedestal wash hand basin, tiled floor, fully tiled walls, heated towel rail, extractor fan, shaver point and obscure double glazed window to rear.

## Bedroom Two

**11'3" x 9'8" (3.43m x 2.95m)**

Double glazed widow to front, built-in wardrobe, radiator, coved ceiling with ceiling fan to remain.

## Bedroom Three

**8'5" x 8'5" (2.57m x 2.57m)**

Double glazed window to front, radiator, built-in wardrobe, coved ceiling and ceiling fan to stay.

## Family Bathroom

**10'9" x 5'1" (3.28m x 1.55m)**

Panel bath, wash hand basin with a mixer tap and cupboards under, low-level W.C., separate shower cubicle, obscure double glazed window to rear, downlighters, tiled flooring and coved ceiling.

## Rear Garden

Benefits from a nice sized paved patio with neat lawn area and well stocked flowerbed and shrub borders, enclosed by timber fencing and outside power point.

## Garage

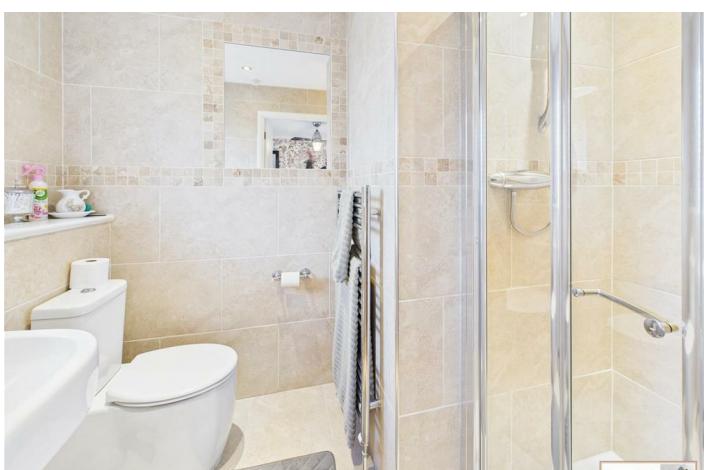
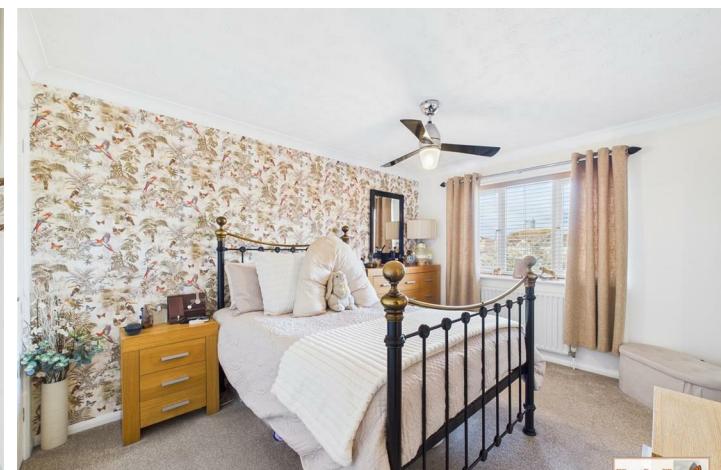
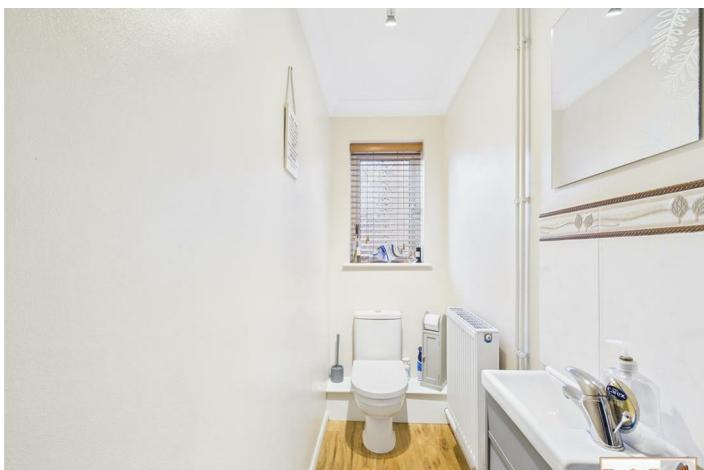
Manual up and over door with power and light.

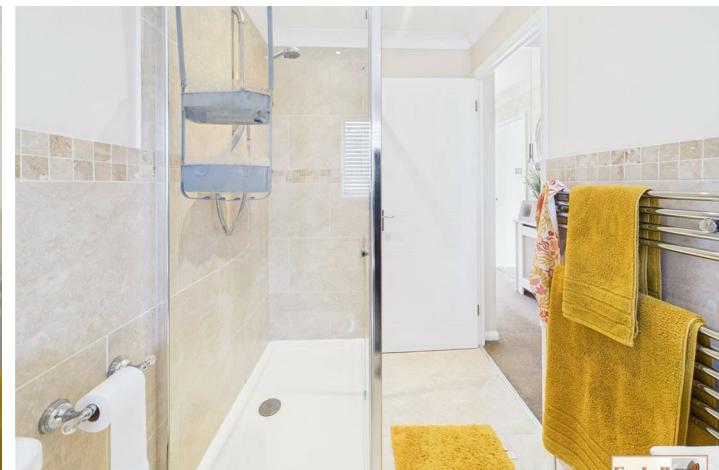
## Agents Notes

Tenure - Freehold

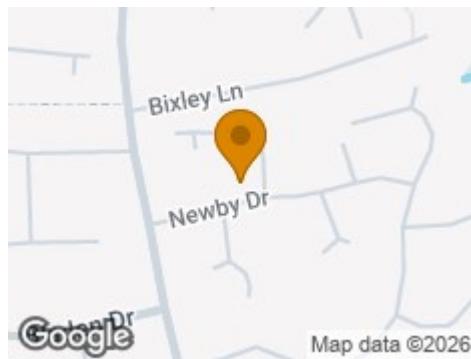
Council Tax Band - D







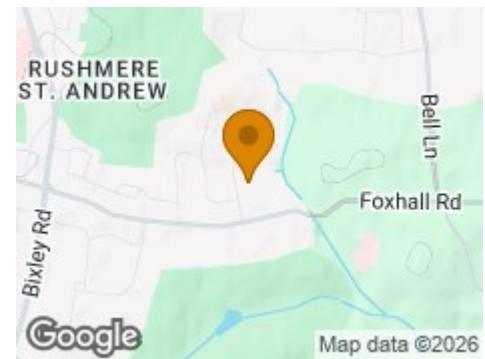
## Road Map



## Hybrid Map



## Terrain Map



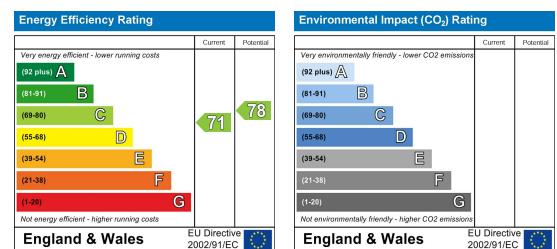
## Floor Plan



## 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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