

Foxhall



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Hardwick Close

Rushmere St. Andrew, Ipswich, IP4 5XB

Guide price £285,000



3



1



1



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Front Garden

Hardstanding driveway access to the drive, pedestrian gate to through to the rear garden, slight overhanging open porch and a door to the front.

Entrance Hallway

Entrance door and glazed window to the side coming into the hallway, carpet flooring, stairs up to the first floor, understairs storage area, door to the lounge / diner door to the kitchen and a floor standing Johnson and Starley heating boiler.

Lounge / Diner

22'4" x 10'4" (6.82 x 3.16)

Double glazed bay window to the front with fitted blinds, carpet flooring, coving and a phone and aerial point. through to the dining area with a hatch through to the kitchen, carpet flooring, double glazed door and windows looking out onto the garden, wall lights with a dimmer switch and a thermostat.

Kitchen

8'9" x 7'9" (2.67 x 2.37)

Comprise of wall and base units with cupboards and drawers under, worksurfaces over, Asterite 1 1/2 sink bowl drainer unit with mixer tap, double glazed window to the rear with fitted blind, vinyl flooring, space for a fridge freezer, space for a freestanding oven, space and plumbing for a washing machine, further space under counter for other utilities, double glazed pedestrian UPVC door to the outside. splash-back tiling and a cupboard under the stairs.

Landing

Double glazed window to the side with a fitted blinds, access to the loft, airing cupboard housing the tank, carpet flooring, access to bedrooms one, two, three and the bathroom.

Bedroom One

13'6" x 8'9" (4.14 x 2.68)

Double glazed window to the front with fitted blinds and carpet flooring.

Bedroom Two

9'3" x 8'5" (2.84 x 2.58)

Double glazed window to the rear with fitted blinds and carpet flooring.

Bedroom Three

8'0" x 7'3" (2.46 x 2.23)

Double glazed window to the front with fitted blinds, cupboard over the stairs and carpet flooring.

Shower Room

6'9" x 5'4" (2.07 x 1.64)

Pedestal wash hand basin, low-flush W.C., walk-in shower cubicle with electric Mira Advanced shower over, vinyl flooring, wall mounted heater (not tested), obscure double glazed window to the rear with fitted blinds and fully tiled walls.

Rear Garden

Fully enclosed rear garden, mainly laid to lawn, with a pathway to the centre, unoverlooked from the rear with mature hedging, trees including an apple tree etc and planting, small shed to stay and an outside tap. Making a really nice rear garden with potential to extend if required.

Garage

16'10" x 8'2" (5.13m x 2.49m)

Manual up and over door, window to the rear, pedestrian gate to the side, racking and power and light.

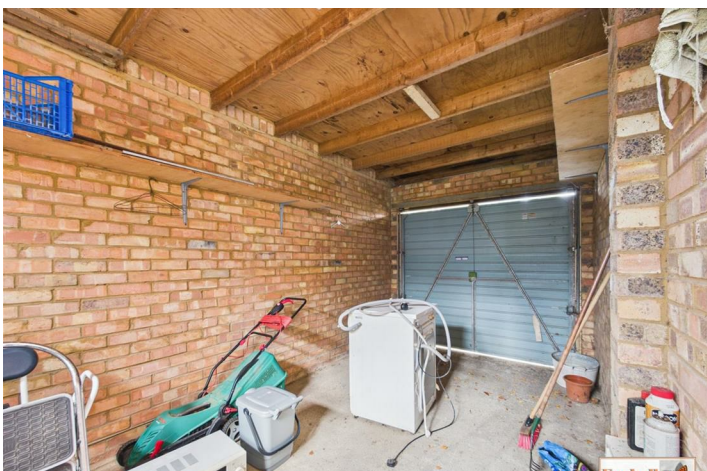
Agents Notes

Tenure - Freehold

Council Tax Band - C







A map snippet from Google Maps showing a street intersection. A red location pin is placed on a street that is labeled "Chatsworth Dr". The map shows several other streets intersecting, but the primary focus is the pin on Chatsworth Dr. The Google logo and "Map data ©2026 Google" are visible at the bottom.

A satellite map showing a residential neighborhood with a grid of streets and green spaces. A yellow location pin is placed on a street. The map is credited to Google, Landsat / Copernicus, and Maxar Technologies.

Building 1

Floor 0

- Lounge / Diner: 22'4" x 10'4" (6.82 x 3.16 m)
- Kitchen: 8'9" x 7'9" (2.67 x 2.37 m)
- Hallway

Floor 1

- Bedroom One: 13'7" x 8'9" (4.14 x 2.68 m)
- Bedroom Two: 8'5" x 9'3" (2.58 x 2.84 m)
- Bedroom Three: 8'0" x 7'3" (2.46 x 2.23 m)
- Landing
- Shower Room: 5'4" x 6'9" (1.64 x 2.07 m)

Building 2

Floor 0

- Garage: 16'10" x 8'2" (5.13 x 2.51 m)

Approximate total area⁽¹⁾

825 ft²
76.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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