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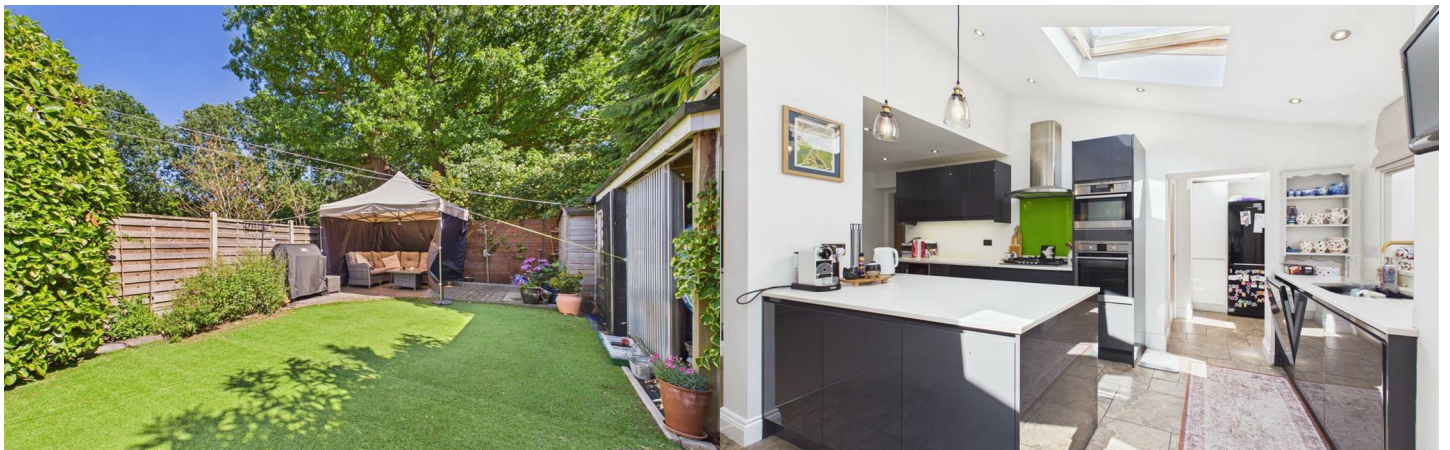
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Tuddenham Road

Northgate Catchment, Ipswich, IP4 3BL

Asking price £425,000



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NORTHGATE HIGH SCHOOL CATCHMENT AREA - 22'10" x 16'2" SUPERB OPEN PLAN KITCHEN / DINING / SITTING AREA WITH VELUX ROOF LIGHTS AND BI-FOLD DOORS - SEPARATE LOUNGE - ANNEXE / BEDROOM FOUR - UPSTAIRS FAMILY BATHROOM PLUS DOWNSTAIRS ANNEXE WET ROOM - OFFICE / BEDROOM FIVE - SEPARATE UTILITY ROOM - SMALL GARAGE PLUS BLOCK PAVED DRIVEWAY PARKING FOR UP TO FOUR VEHICLES - SUPERB GARDENS BACKING ONTO ESTABLISHED TREES AND UN-OVERLOOKED FROM THE REAR - EXCELLENT DECORATIVE ORDER FULL OF 1930'S CHARACTER INCLUDING SUPERB STAINED GLASS LEADED LIGHT ENTRANCE DOOR - DOUBLE GLAZED WINDOWS AND DOORS AND GAS CENTRAL HEATING.

Foxhall Estate Agents are delighted to offer for sale in a highly superb non estate Northgate High School catchment area is this impressive extended 4/5 bedroom semi detached house bristling with 1930's character.

The property has been extensively upgraded and extended. Firstly, this has created a highly impressive 22'10 x 16'2" contemporary open plan kitchen / dining / sitting area with Velux roof lights and bi-fold doors opening straight out onto the garden.

Also on the ground floor is a very useful 11'6" x 6'5" office / bedroom five and an annexe part of the extension. This has created 14'11" x 7'3" bedroom with it's own independent access and an annexe wet room adjacent with underfloor heating as well as a large utility room off the kitchen and in addition to a lovely lounge with bay window to front which gets the sun in the

afternoons.

Upstairs three bedrooms, two of which are a good size double and a decent size single bedroom plus a very nice refurbished replacement family bathroom which has both a bath and shower. This character property has a host of fine internal 1930's features including superb leaded light and stained glass inset to the front entrance door side panels which is accessed from a good sized front porch.

At the front is a block paved driveway providing off-road parking for up to four vehicles and an electric car charger.

The rear garden is an absolute delight being completely un-overlooked from the rear with three different seating out areas to capture both the sunshine and the seclusion throughout the day.

Situated in the highly sought after Northgate High School catchment area the property is near the very edge of town to the north of Ipswich, yet is only a short cycle route into the town centre, shopping facilities and mainline railway station.

Front Garden

Enclosed by fencing with established trees and a spacious expanse of block paved driveway providing off-road parking for at least three to four carefully parked vehicles leading up to the porch.

Entrance Porch

Spacious entrance porch with coat hooks and original front door with a beautiful leaded light and stained glass features and side panel which opens through to the reception hallway. At the side of the porch is a electric car charger.

Entrance Hallway

Beautiful double glazed leaded light and stained glass front entrance door, side and top panels through to the entrance hallway with feature period radiator, dado railing, panelling, two wall light points, stairs rising to first floor with spacious under stairs storage cupboard.

Lounge

12'11" x 11'5" (3.94m x 3.48m)

The focal point of the room is a feature fireplace surround with wooden mantle, fitted cupboards and shelving on either side of the chimney breast, picture rail, bay window to front with feature leaded light and stained glass top glazing, picture wall lights and a radiator.

Office/Bedroom Five

11'6" x 6'5" (3.51m x 1.96m)

Velux roof light to side and overhead roof light, fitted units with worksurfaces, double radiator and laminate flooring.

Open Plan Kitchen / Dining / Sitting Area

22'10" x 16'2" (6.96m x 4.93m)

Fantastic open plan kitchen/ dining / sitting room. The kitchen area has a wealth of contemporary grey gloss fronted kitchen units and incorporates a AEG double oven, a five ring gas hob with extractor hood above, 1 1/2 bowl sink unit inset with a mixer tap over and window overlooking the garden, integrated Hisense dishwasher, integrated wine cooler, separate island which incorporates an integrated freezer, additional base cupboards, superb selection of eye-level cupboards, deep pan drawers, pull out waste disposal drawer, ample work surfaces and tiled flooring.

Dining Area - Three Velux style window roof lights making this a lovely open plan area full of sunshine and natural daylight, recessed ceiling spotlights, triple bi-fold doors opening directly out into the garden, radiator and tiled flooring.

Sitting Area - The focal point of which is a lovely woodburner situated in recess with a tiled hearth., fitted cupboards and shelving at the side, wall light points, fitted recessed shelving on the other side, picture wall light and open through to kitchen and dining area.

Utility Room

9'4" x 5'6" (2.84m x 1.68m)

Velux roof light, radiator, laminate flooring. single bowl sink unit, inset into wooden style work surfaces with cupboards below, plumbing for a washing machine, additional base cupboard, fitted unit with coat hooks and eye-level cupboards, glazed light through to the wet room, additional shoe rack and recess, extractor and a radiator.

Rear Lobby

With roof light and doors to the annexe wet room and the annexe bedroom.

Annexe Bedroom Four

14'11" x 7'3" (4.55m x 2.21m)

Double glazed French doors to the side going out into the rear garden, window to side, wall light points, access to fuseboard, recessed ceiling spotlights and wooden flooring with electric underfloor heating.

Annexe Wet Room

6'9" x 5'3" (2.06m x 1.60m)

Modern wet room ideal for wheelchair access or elderly relative, fully tiled walls and floor within shower area, higher than average W.C., large wash basin, chrome heated towel rail, ceiling spotlights, roof light window making this a nice light and bright room, extractor fan and electric underfloor heating. The roof light which can be electrically operated by a switch near the door to the room.

Landing

Picture window to side, access to the loft space, dado railing and panelling and doors to all three bedrooms and the bathroom.

Bedroom One

13'7" x 9'4" (4.14m x 2.84m)

Double fitted wardrobes and cupboards over and either side of the bed with contemporary style panelling between and wooden shutters to the bay window to the front.

Bedroom Two

11'7" x 10'4" (3.53m x 3.15m)

Airing Cupboard in the corner, window to rear with lovely views over the garden and woodlands beyond, vanity unit wash basin with cupboards beneath and a radiator.

Bedroom Three

7'3" x 6'9" (2.21m x 2.06m)

Window to front with the fitted shutters and a sliding door to double built-in wardrobe with cupboards over

Bathroom

8'1" x 6'6" (2.46m x 1.98m)

Luxury floor mounted double ended bath, walk-in shower enclosure with overhead rainshower and window to side, W.C., vanity unit wash basin with cupboards beneath, chrome heated towel rail, illuminated mirror, ceiling spotlights, window to rear and an extractor fan.

Rear Garden

One of the main features of the property is the delightful established gardens which are backing onto woodland and completely un-overlooked from the rear and the side. Sitting down the bottom of the garden in the

covered seating area it could be forgiven for thinking you are in the middle of the countryside.

The garden commences with a south westerly facing patio which is a sheltered suntrap virtually the whole day perfect for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. This is a spacious patio area with an outside tap, well established flower, shrub and tree borders with an area of bamboo, a covered central feature with inset stones, a step up to an area of artificial lawn, outside tap, plus two outside storage structures one, is a double storage shed, the other is a further timber shed. The entire garden is enclosed by panel fencing and brick wall making this ideal for anyone with young children and dogs.

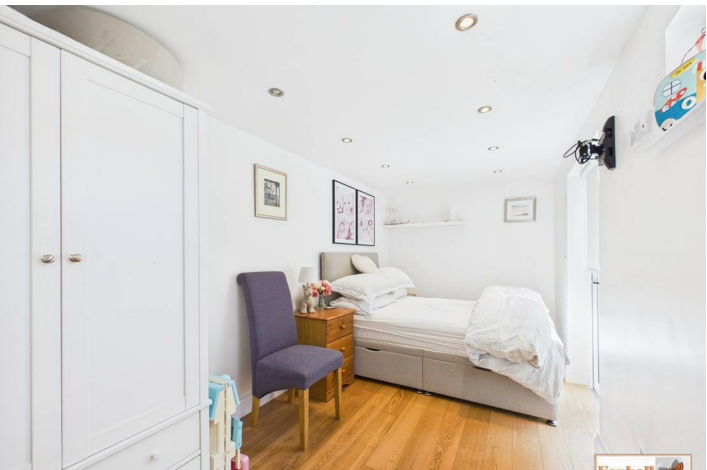
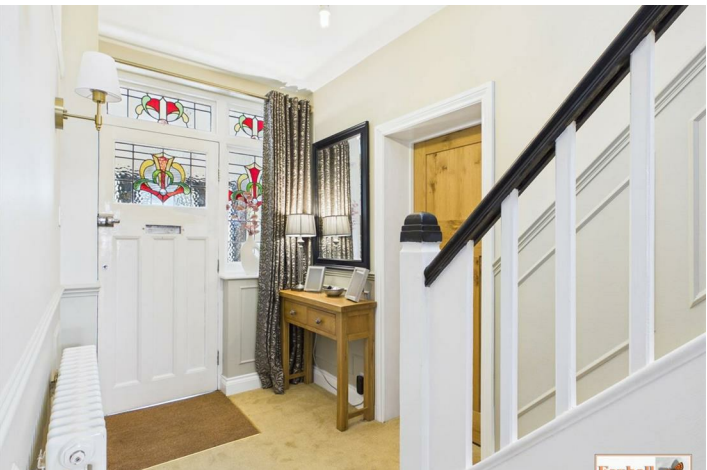
To make the most of the angle of the sunshine there are three separate seating out areas to get sunshine or shade, which ever is required at all times of the day.

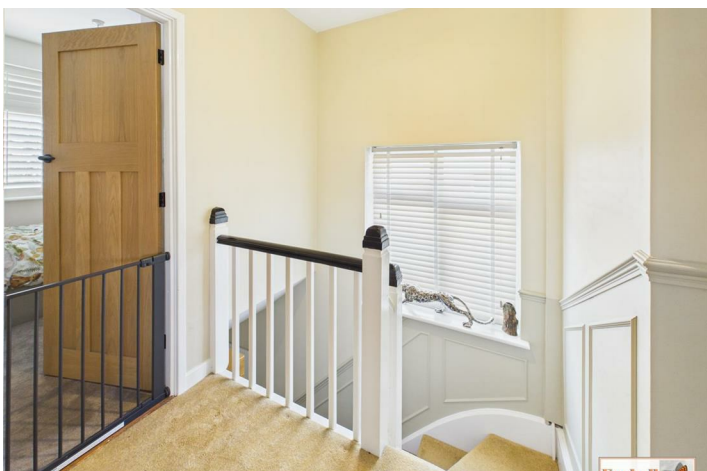
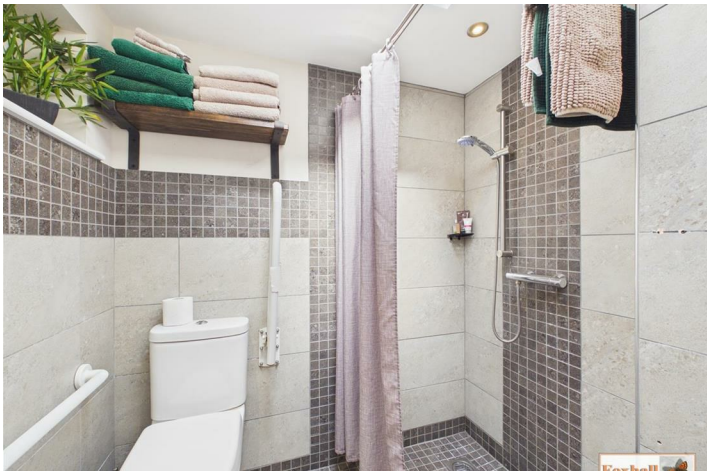
Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



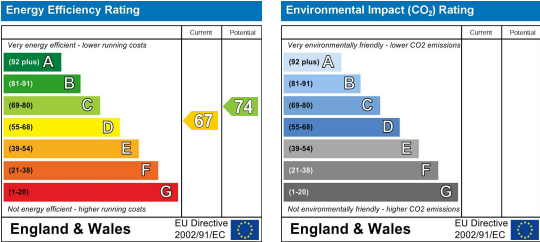
Floor Plan



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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