



2 Foxgrove Gardens, Felixstowe, IP11 7JX

£845,000 FREEHOLD

Situated in a quiet cul-de-sac in a prime Old Felixstowe location, this beautifully presented greatly extended four bedroom double bay fronted detached family home has undergone extensive yet sympathetic modernisation, retaining much of its original character while offering stylish contemporary living.

In addition to the four bedrooms, the property further benefits from a stunning open plan, bespoke hand crafted Ashford and Brooks kitchen/dining/family space, a landscaped east facing private rear garden with garden room/office, a four piece en-suite bathroom to the primary bedroom, off road parking and further snug/lounge.

The accommodation in brief comprises entrance hall, shower room, lounge, utility room, open plan kitchen/family room/dining room, upstairs are four bedrooms, shower room and an en-suite bathroom to bedroom one. Heating is supplied in the form of gas fired central heating to radiators with underfloor heating in the ground floor extension and windows are of double glazed construction.

Foxgrove Gardens is an extremely desirable quiet cul-de-sac located in Old Felixstowe, a short distance away from the sea and promenade at Cobbolds Point and approximately one mile away from Felixstowe town centre.

A viewing is highly recommended to appreciate this rarely available, extensively modernised, beautifully presented spacious family home.

ORIGINAL STAINED GLASS EFFECT ENTRANCE DOOR Opening into :-

ENTRANCE LOBBY 7' 3" x 6' 5" max (2.21m x 1.96m)

Tiled flooring, stained glass effect window to front aspect, two light tunnels, opening into :-

ENTRANCE HALL 15' 5" x 7' 11" (4.7m x 2.41m)

Engineered oak flooring, radiator, stairs leading up to the first floor with under stairs storage cupboard, opening into utility room and further door to :-

SHOWER ROOM 6' 7" x 3' 5" (2.01m x 1.04m)

Re-fitted suite comprising WC with hidden cistern, wash hand basin with mixer tap, shower enclosure, heated towel rail, Fired Earth tiled flooring, extractor, obscured window to side aspect.

LOUNGE 17' 10" into bay x 11' 11" (5.44m x 3.63m)

Engineered oak flooring, radiator, bay window to front aspect, TV point, open original fireplace with surround, stained glass effect circular window to side aspect.

UTILITY ROOM 10' 8" x 8' 1" (3.25m x 2.46m)

Bespoke handcrafted by Ashford and Brooks comprising Quartz fitted worktops with storage units below, inset sink unit with engrained drainer and Perrin and Rowe brass taps, space and plumbing available for a washing machine, fitted dresser unit, further tall cupboard, window to side aspect with monkey tower handle, under floor heating and an opening into :-

OPEN PLAN KITCHEN/FAMILY ROOM 21' 3" x 20' 2" (6.48m x 6.15m)

Engineered oak flooring with underfloor heating, four electronic controlled Velux windows to rear aspect, further windows to rear and side aspect with French doors to rear garden, bay window to side aspect with stained glass effect upper windows and monkey tail handles, bespoke handcrafted kitchen by Ashford and Brooks comprising Quartz fitted worktops with matching upstand, storage units and drawers below, central island with solid oak worktops, breakfast bar area, Fired Earth twin butler sink with brass mixer taps and fitted storage units and drawers below, integrated dishwasher, space for Range cooker with cooker hood above, space for American style fridge/freezer, larder style cupboard, accent downlighting above island and opening into :-

DINING ROOM 14' 4" x 13' 6" into the bay (4.37m x 4.11m)

Engineered oak flooring, radiator, bay window to side aspect with stained glass effect upper and monkey tail handles, wood burner stove with surround.

FIRST FLOOR LANDING

Engineered oak flooring, radiator, window to side aspect, electronic Velux window, access to loft space and doors to :-

BEDROOM ONE 17' x 14' 2" (5.18m x 4.32m)

Engineered oak flooring, radiator, window to rear aspect with monkey tail handles, spotlights, original double opening Crittall doors to :-

EN-SUITE BATHROOM 11' 9" x 6' 5" (3.58m x 1.96m)

Stunning Victorian style suite comprising high level WC with pull chain, vanity wash hand basin with storage units below, clawfoot freestanding roll top bath with central Lefroy Brooks mixer tap and shower head attachment, double width shower enclosure with twin shower head over and tiled surround, tiled flooring, heated towel rail, extractor, obscured window to rear aspect with monkey tail handle.

BEDROOM TWO 17' 10" x 11' 10" (5.44m x 3.61m)

Radiator, bay window to front aspect, original feature fireplace.

BEDROOM THREE 14' 4" x 11' 5" (4.37m x 3.48m)

Radiator, original feature fireplace surround, fitted wardrobe, two electronic control Velux windows to side aspect.

BEDROOM FOUR 8' 8" x 7' 11" (2.64m x 2.41m)

Radiator, window to front aspect.

SHOWER ROOM 11' 6" x 4' 7" (3.51m x 1.4m)

Modern re-fitted suite comprising low level WC, vanity wash hand basin with mixer tap and storage drawers below, walk in double width shower enclosure with tiled surround, tiled flooring, heated towel rail, extractor, obscured window to side aspect with monkey tail handles.

OUTSIDE

To the front of the property there is a delightful landscaped front garden with mainly shingled established shrub and plant areas, two side access gates, a driveway enabling off road parking and EV charger.

The enclosed landscaped rear garden is of easterly elevation and is mainly laid to lawn with an established shrub and plant border, enclosed by fencing, a limestone patio area which extends down to the side of the property, outside tap, outside lighting and a limestone pathway leading to a bespoke built cabin (11'9" x 10'9") which is fully insulated with light, power and internet connected, making an ideal home office.

At the rear of the garden is a fitted wooden pergola with wood effect tiled flooring and access to a timber shed..

COUNCIL TAX

Band 'E'









