

Foxhall



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Dumbarton Road

Rushmere St Andrew, Ipswich, IP4 3JP

Guide price £365,000



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Front Garden

Mid height hedge surrounding the front garden for privacy with the pedestrian gate, raised borders with mature planting and shrubs, patio slabs and pathway to the front door and also the rear garden.

Porch

UPVC door and windows to the side, tiled floor and door to the entrance hallway.

Entrance Hallway

Entrance door, carpet flooring, coving, radiator, dado rail, stairs up to the first floor, understairs cupboard, loft hatch, dado rails, smoke alarm and door to the lounge / diner and kitchen.

Lounge / Diner

25'11" x 13'5" (7.90m x 4.09m)

Double glazed bay window to the front, in the lounge area there is a feature fireplace brick built with plinths for tv, DVD player etc, electric fire inset, radiator, coving, carpet flooring telephone and aerial points and a archway through to the dining area. In the dining area itself is a double glazed patio doors opening out onto the conservatory, radiator, and carpet flooring

Kitchen

9'6" x 8'10" (2.90m x 2.69m)

Double glazed window to the front, tiled splash-back, vinyl floor, comprising of wall and base units cupboards and drawers under, worksurfaces over, space for a freestanding oven, space for a dishwasher, integrated fridge to stay, extractor hood over the oven, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap, under counter lights, archway through to the utility room and also a recess under the stairs for further appliances and storage.

Study

12'6" x 10'1" (3.81m x 3.07m)

Double glazed window to the front with fitted roller blind, carpet flooring, coving, radiator and door through to the utility room.

Utility Room

9'11" x 4'6" (3.02m x 1.37m)

Dado rails, vinyl flooring, radiator, wall cupboards with under plinth lights, worksurfaces, space and plumbing for a washing machine, a dryer and such, there is also a freestanding Ideal Mexico boiler that is regularly serviced, coving and doors through to the conservatory and the downstairs cloakroom W.C.

Downstairs Cloakroom

Splash-back tiling, wash hand basin, low-flush W.C., dado rail, obscure double glazed window to the side and coving.

Conservatory

22'6" x 8'6" (6.86m x 2.59m)

Comprising of UPVC and brick construction, fitted roller blinds, double glazed French doors to the rear, tiled flooring, wall lights, UPVC roof and has power. There is a portion is stud walls with a door creating a cupboard however this is just stud walls if someone is wanting to extend the conservatory. The construction of such with the French doors and two windows either side means that putting a bi-fold door should be relatively easy if required.

Landing

Doors to bedrooms one, two, three, four and five and the family bathroom, coving, loft hatch has a drop down ladder, carpet flooring and a radiator.

Bedroom One

12'2" x 11'0" (3.71m x 3.35m)

Large double glazed window overlooking Dumbarton Park, radiator, coving and carpet flooring.

Bedroom Two

12'4" x 10'0" (3.76m x 3.05m)

Double glazed window to the front overlooking the park, coving, carpet flooring and a radiator.

Bedroom Three

11'3" x 8'11" (3.43m x 2.72m)

Double glazed window to the rear with a roller blind, carpet flooring, coving and a radiator.

Bedroom Four

10'0" x 7'10" (3.05m x 2.39m)

Double glazed window to the rear with fitted roller blind, radiator, coving, carpet flooring, phone point and access to loft hatch..

Bedroom Five

8'10" x 5'4" (2.69m x 1.63m)

Double glazed window to the front overlooking the park, radiator, cupboard over the stairs with bi-fold door, carpet flooring and coving.

Bathroom

8'3" x 5'4" (2.51m x 1.63m)

Panelled bath with separate hot and cold taps with inset shower over, pedestal wash hand basin, low-flush W.C., splash-back tiling throughout, laminate floor, radiator, vanity unit with storage cupboards with lights inset and bespoke cupboard housing the water tank and obscure double glazed window to the rear.

Rear Garden

Landsaped rear garden leading out firstly to a patio area with a circular lawn, raised borders with mature hedge screening and hedging, two archways with an archway and a pergola through to the second part of the garden with decking undercover and an outside tap. The second part of the garden is also laid to lawn with raised borders and standard borders packed with mature plants and shrubs including wisteria, grapes, laurel and mahonia. There is a summer house with light and power, cushions all to stay, two shed to stay and a further pergola through which there is access to the garage and sheds/workshop. Hardstanding with double lockable gates allowing vehicular access if required, hardstanding in front of the garage for parking if required there is currently a shed there but that could be taken down.

Side Passageway

Outside tap, butler sink and splashback tiling in a bench area great for washing stuff outdoors etc like plant pots boots and shoes, raised borders and mature planting bulbs, etc.

Garage and Workshop

16'5" x 15'0" (5.00m x 4.57m)

Manual up and over door, power and lighting, window and a pedestrian door. There is another window next to the up and over door so this is a 1 1/2 width garage as well as being extra long. So alterations could be made to

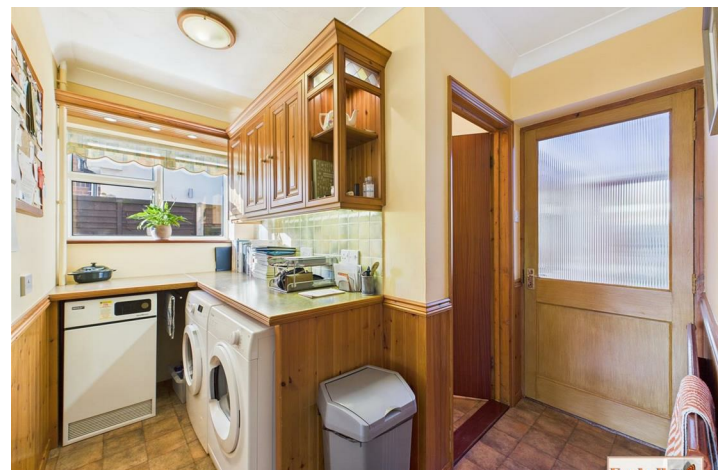
the garage door making it a modern roller door and therefore bigger if required.

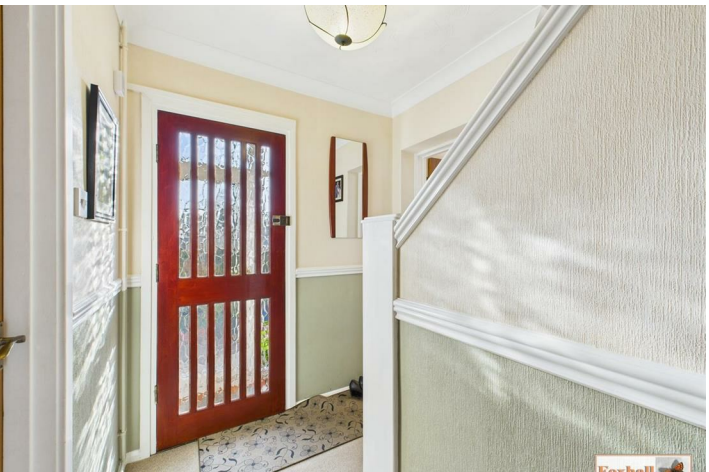
Agents Notes

Tenure - Freehold

Council Tax Band - B











Road Map



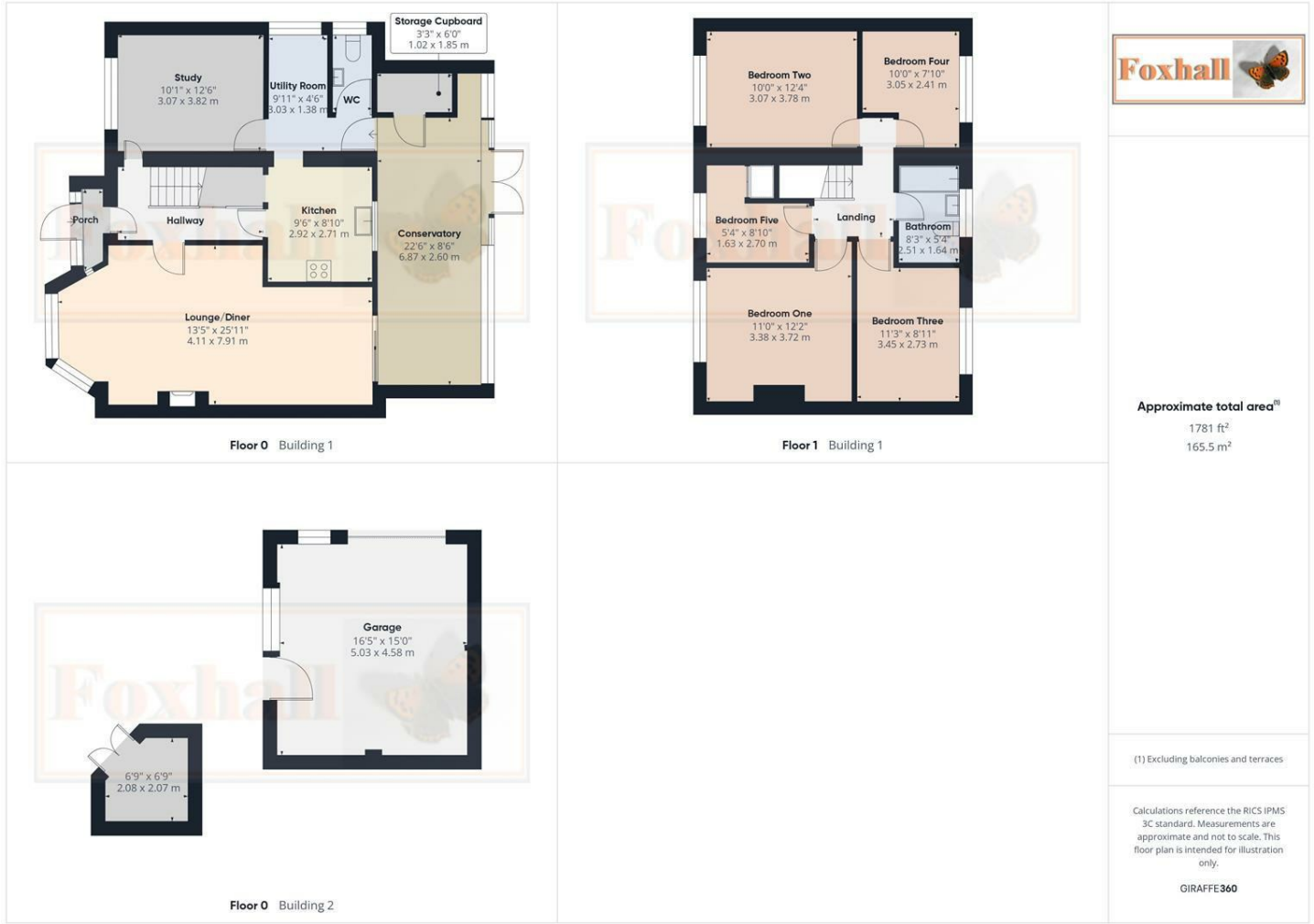
Hybrid Map



Terrain Map



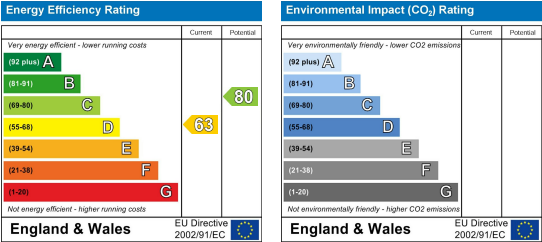
Floor Plan



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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