

Foxhall



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Levington Lane

Bucklesham, Ipswich, IP10 0DZ

Price £450,000



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Front Garden

Gravel driveway providing off-road parking for several vehicles and gated side access to the rear garden, there is access to the property via an exposed porch with outdoor lighting. The remainder of the front garden is laid to lawn with mature trees and shrubs.

Entrance Hallway

Access by composite double glazed entrance door, radiator, Evo Corp premium wood effect flooring, stairs rising to the first floor with storage space under, smooth ceiling with inset spot lighting and doors giving access to lounge

Lounge

18'4" x 16'1" (5.59m x 4.90m)

Bi-fold doors giving access to the rear garden, Evo Corp premium wood effect flooring, radiator, brick feature fireplace with tiled hearth, smooth ceiling with inset spot lighting and ceiling fan and USB points.

Dining Area

UPVC double glazed window to front, radiator, smooth ceiling, Evo Corp premium wood effect flooring, space for an American style fridge freezer and access to the kitchen.

Kitchen

22'0" x 9'6" (6.71m x 2.90m)

UPVC double glazed window to the front, two double glazed windows to the side, Evo Corp premium wood effect flooring, cupboard housing wall mounted Viessman Vitodens 100 boiler, five burner gas hob with stainless steel splash-back, built-in double oven, space for a fridge, space and plumbing for a dishwasher, 1 1/2 bowl stainless steel sink with mixer spray tap inset into a roll-edge worksurface with wall and base units under and above, USB points, under unit lighting, radiator, tiled splash-backs and access to inner lobby.

Inner Lobby

Evo Corp premium wood effect flooring, UPVC double glazed door giving access to the garden, smooth ceiling with inset ceiling spot lighting and doors giving access to the wet room and utility.

Wet Room

5'7" x 4'4" (1.70m x 1.32m)

Low-level W.C., vanity wash hand basin with a mixer tap, tiled flooring with underfloor heating, tiled walls, shower unit with rainfall shower head, smooth ceiling with inset spot lighting, extractor fan and chrome heated towel rail.

Utility Room

9'4" x 4'1" (2.84m x 1.24m)

UPVC double glazed window to side, space and plumbing for a washing machine, space for a tumble dryer, single drainer stainless steel sink with a mixer tap inset into a roll-edge worksurface with cupboards under and above, Evo Corp premium wood effect flooring and smooth ceiling with inset spot lighting.

First Floor Landing

Smooth ceiling with inset spot lighting, carpeted flooring, loft access and doors giving access to bedrooms, one, two, three and four and the bathroom.

Bedroom One and Dressing Area

19'0" x 11'2" (5.79m x 3.40m)

Two UPVC double glazed windows to rear, radiator, smooth ceiling with inset spot lighting, carpeted flooring and a door giving access to the Jack & Jill Bathroom.

Bedroom Two

15'2" x 8'2" (4.62m x 2.49m)

UPVC double glazed window to front, radiator, smooth ceiling and carpeted flooring.

Bedroom Three

12'6" x 8'2" (3.81m x 2.49m)

UPVC double glazed window to front, radiator, smooth ceiling and carpeted flooring.

Bedroom Four

8'7" x 7'10" (2.62m x 2.39m)

UPVC double glazed window to rear, radiator, carpeted flooring and smooth ceiling.

Bathroom

8'6" x 5'9" (2.59m x 1.75m)

UPVC double glazed obscure window to side, enclosed W.C., shower bath with cascading mixer tap and independent shower over with rainfall showerhead, vanity wash hand basin with feature oval bowl sink and cascading mixer tap, part tiled walls, tile effect vinyl flooring, chrome heated towel rail, smooth ceiling with inset spotighting and an extractor fan.

Rear Garden

The garden commences with a Porcelain tile patio area with a lawned area, pond, outdoor lighting, outside power, water tap, battery points for the solar panels and access to the garage/workshop. The garden is fully enclosed by panel fencing with a side access to a further courtyard area with porcelain patio area and outside lighting.

Converted Garage / Study/Playroom/Outdoor

Office

26'5" x 8'6" & 11'11" x 8'11" (8.05m x 2.59m & 3.63m x 2.72m)

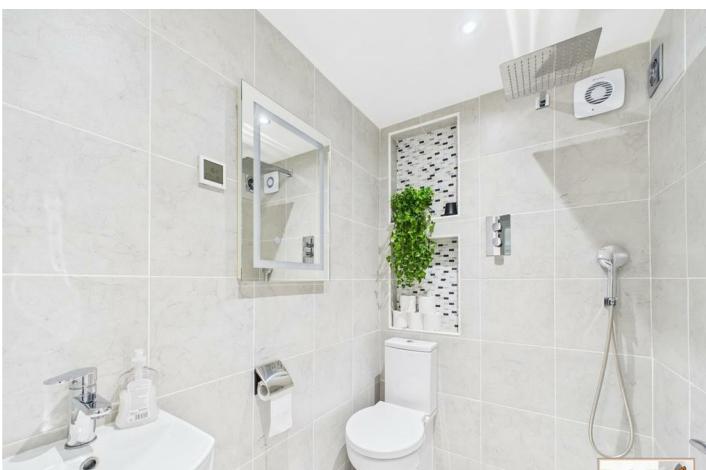
Converted garage access via double doors to a workshop with inset spotighting, power and lighting, workbench and door giving access to the study/playroom/outdoor office with two UPVC double glazed windows to the side, UPVC double glazed double doors giving access to the garden and a further door to the side. There is a vaulted ceiling with spotighting, power and wood effect flooring.

Agents Notes

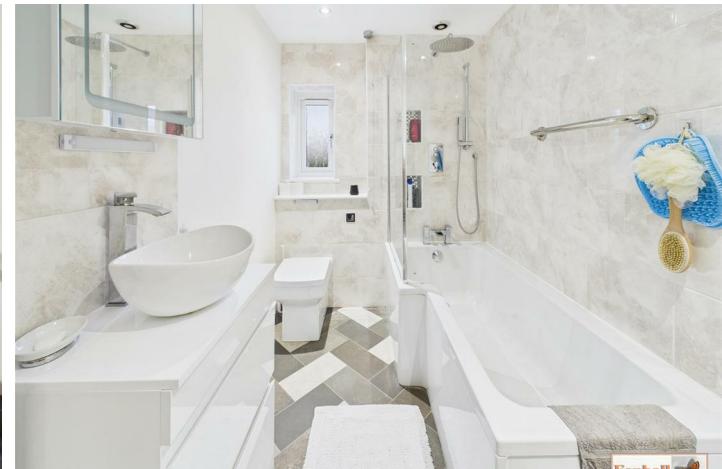
Tenure - Freehold

Council Tax Band - B

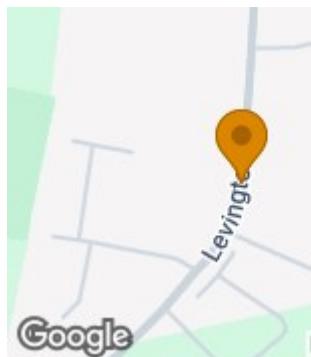








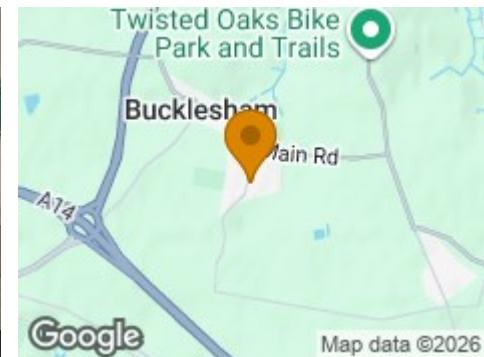
Road Map



Hybrid Map



Terrain Map



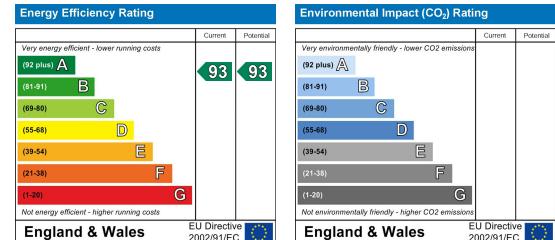
Floor Plan



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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