

Foxhall



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Routh Avenue

Purdis Farm, Ipswich, IP3 8UZ

Asking price £350,000



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Front Garden

Open plan laid to lawn with established variegated holly tree and inset rose and flower bed borders, outside light and a driveway which could accomodate two smaller vehicles and leads to the garage.

Entrance Hallway

Replacement double glazed front entrance door with stairs rising to first floor, radiator and door into the lounge.

Lounge

16'0" x 12'10" (4.88m x 3.91m)

Westerly facing lounge with a deep bay window, with fitted vertical blinds overlooking the front garden in this quiet corner of the cul-de-sac. Double radiator, fireplace surround with an electric fire situated in a marble hearth and backing and decorative wood surround and door into the dining room.

Dining Room

9'6" x 8'9" (2.90m x 2.67m)

Radiator, sliding double glazed patio doors into the conservatory and doors to the lounge and kitchen.

Conservatory

11'2" x 9'2" (3.40m x 2.79m)

Lovely pitched roof rear conservatory with double French doors opening directly out onto the patio and rear garden area, integrated fan and triple spotlight unit. The conservatory is easterly facing making this a pleasant room for having breakfast and general relaxation in the mornings.

Kitchen

9'7" x 9'5" (2.92m x 2.87m)

Single drainer sink unit, selection of units comprising base drawers, cupboards and eye-level units, extractor hood, space for oven, radiator, worksurfaces, space for

fridge/freezer, window to rear with fitted vertical blinds and door to a large walk-in cupboard.

Utility Room

6'2" x 5'5" (1.88m x 1.65m)

Single bowl sink unit inset into worksurface with cupboard under, window to side, wall mounted Vaillant boiler Eco Tech +630, space and plumbing for a washing machine, radiator, additional space for undercounter fridge or freezer, original wooden single part glazed door to rear.

Cloakroom W.C.

5'5" x 3'2" (1.65m x 0.97m)

W.C., wash basin with tiled splash-back, radiator and a window to side.

Landing

Access to loft space, door to airing cupboard with shelving and water tank and doors to all bedrooms and the bathroom.

Bedroom One

12'11" x 9'8" (3.94m x 2.95m)

Good sized main bedroom with two windows to front with fitted vertical blinds, radiator, sliding mirror fronted doors to a built-in double wardrobe with hanging and shelved storage space, door to a further built-in over stairs spacious cupboard with shelving and door into the en-suite shower room.

En-Suite Shower room

7'6" x 3'10" (2.29m x 1.17m)

Modern replacement Myra Advance shower in a fully tiled walk-in enclosure, wash basin, W.C., radiator, obscure window to side with fitted vertical blinds and half-tiled walls.

Bedroom Two

9'4" x 9'0" (2.84m x 2.74m)

Mirror fronted sliding doors to built-in double wardrobe with hanging and storage space, radiator and window to rear.

Bedroom Three

9'0" x 7'9" (2.74m x 2.36m)

Radiator, window to front and mirror fronted sliding doors to built-in double wardrobe with hanging and storage space.

Bedroom Four

7'1" x 7'0" (2.16m x 2.13m)

Radiator and window to rear.

Bathroom

6'4" x 5'6" (1.93m x 1.68m)

Bath, wash hand basin, W.C., window to rear, half-tiled walls and a radiator.

Rear Garden

Commences with a spacious sheltered patio area, a good size 8' x 10'10" timber workshop with power and light and a 5' x 4' greenhouse to remain. One of the selling points is a good size rear garden which has been well maintained with a superb range of established trees, shrubs and flower borders including a plum tree, hibiscus and roses which help provide screening. The garden is enclosed by a combination of brick wall and panel fencing with outside power and light and a side access that leads to the front garden.

Garage

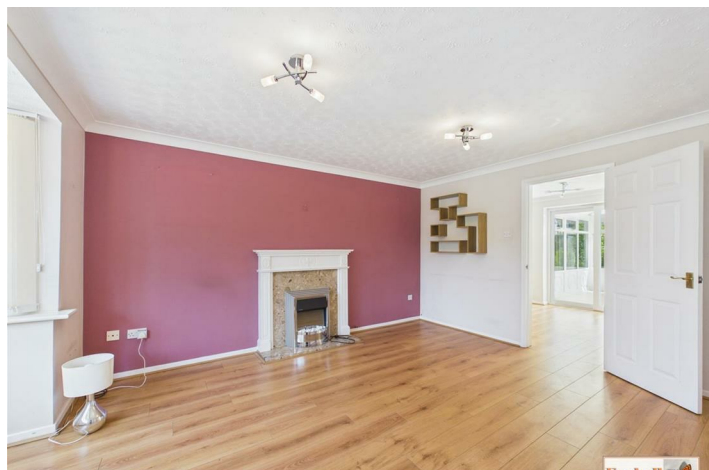
16'4" x 7'4" (4.98m x 2.24m)

Up and over door, supplied with light and power and has its own loft access to a small roof void in the pitched roof part above.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



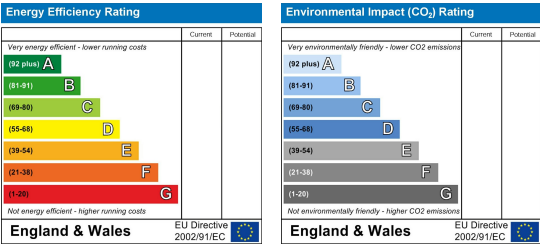
Floor Plan



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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