

Foxhall



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Bucklesham Road

East Ipswich, IP3 8TL

Offers in the region of £520,000



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Front Garden

Features sweep in out driveway which is block paved and provides ample parking for four average size cars. The front garden is enclosed by low brick wall and the bungalow is extensively screened from the road by high shrubs and trees and neatly kept hedging on both sides of the front garden which helps provide screening from the sides as well.

Entrance Porch

A large entrance porchway with feature leaded light and stained glass front entrance door, windows to either side, tiled flooring, radiator and dado rails.

Entrance Hallway

Very spacious hallway with arch through to the second part of the hallway and by the door that leads to the family bathroom are two large walk-in cupboards either side for ample storage with light and shelving. Two radiators, dado rail, feature corbels and wall lights.

Lounge

15'4" x 13'5" (4.67m x 4.09m)

Southerly facing lounge which is a very bright and sunny room for a good part of the day with a radiator and dado rail, feature beautiful period fireplace surround and slate style hearth which incorporates a new gas fire which has had an annual service. Again, a large feature fitted mirror may remain.

Kitchen / Breakfast Room

13'2" x 12'0" (4.01m x 3.66m)

Superb selection of fitted units comprising base drawers, cupboards and eye-level units., integrated NEFF double oven with induction hob over and NEFF extractor hood above, 1 1/2 bowl sink unit with brass mixer tap, half-tiled walls, recess ideal for an upright fridge/freezer. An integrated Bosch dishwasher, radiator, feature kitchen island with breakfast bar and ample cupboards and

drawers and recessed ceiling spotlights make for a well equipped kitchen.

Utility Room

8'3" x 8'3" (2.51m x 2.51m)

Situated off the kitchen is this extremely handy and very spacious utility room with 1 1/2 bowl sink unit overlooking the garden, plumbing for a washing machine and vent for tumble dryer (existing Miele appliances available if desired), ample additional cupboards matching the main kitchen cupboards with eye-level cupboards, glazed display shelving, worksurfaces and tiling with matching tiled floor.

Sunroom / Dining Room

14'11" x 11'6" (4.55m x 3.51m)

Another major feature of the property ; this delightful sunroom which has a solid roof and makes a superb additional dining room/sitting area with westerly facing double French doors opening direct out into the garden. The sunroom has a tiled floor and three radiators. It is perfect for use all year round with feature chandelier style lighting and fitted blinds to all the windows for the hot summer months. Some items of furniture here may be included, if desired by the purchaser.

Bedroom One

14'4" x 13'9" (4.37m x 4.19m)

Very large main bedroom with windows and double glazed double French doors opening direct out onto the garden, double built-in wardrobes, radiator, dado railing and door to en-suite.

En-Suite Shower Room

8'4" x 5'5" (2.54m x 1.65m)

Vanity unit inset with adjacent worksurfaces and cupboards beneath, W.C., shower, fully tiled walls, built-in cupboard, extractor fan, mirrored cabinet, tiled floor and a heated towel rail.

Bedroom Two

11'8" x 10'10" (3.56m x 3.30m)

Double glazed window to front, radiator with cover, triple built-in wardrobes, dado rail and a large feature mirror.

Bedroom Three

12'1" x 10'10" (3.68m x 3.30m)

Full width built-in wardrobe units with two pairs of double doors, radiator, triple glazed window to front and recessed ceiling spotlights. This bedroom is currently used as an office and music room, and is the ideal space to work from home, due to it's southerly facing aspect therefore a lovely bright sunny room for a good part of the day.

Family Shower Room

8'3" x 7'11" (2.51m x 2.41m)

A very spacious large modern shower room with double sized walk-in shower enclosure. A separate W.C., vanity unit wash basin with cupboards beneath, heated towel rail and a window to rear occupy this light filled bathroom.

Rear Garden

One of the major selling points of this property these delightful gardens back directly onto the nature reserve and as such are completely un-overlooked from the rear. The gardens, as with the bungalow itself, are meticulously maintained with an area of lawn, a rear patio area with a numerous feature stone flower pots which the owner is happy to leave. The rear of the garden is enclosed by wooden picket style fencing and a neatly kept conifer hedge behind. There is also a further additional patio area just outside the sunroom which is an absolute sun trap in the afternoons with the rear patio area bathed sun virtually all day.

The beautifully colourful garden is enclosed at the sides by panel fencing and also a shingle area with further pots and inset flower and shrub borders. Side access comprises a useful storage shed which runs from front driveway to back garden and is supplied with light and power, outside lighting and CCTV and a side access gate on the other side of the bungalow. There is a brick built outhouse containing the boiler for the central heating system installed in 2014, regularly serviced with frost protection.

Bixley Heath Nature Reserve

Bixley Heath is a small heathland site packed with wildlife features with woodland, wetland, heathland with designated pathways to enjoy the nature reserve and wildlife.

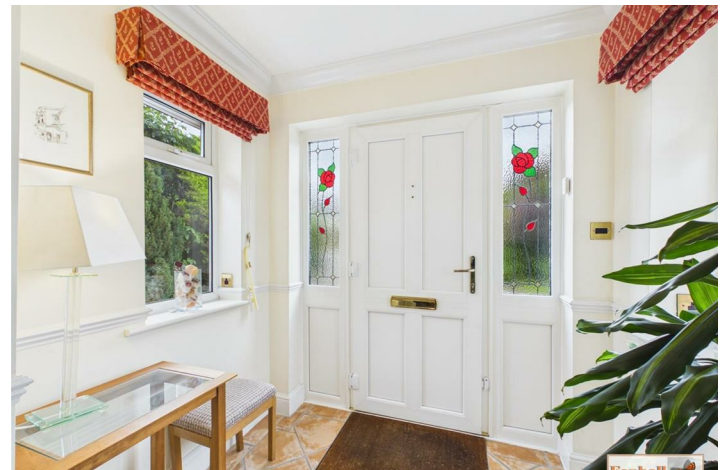
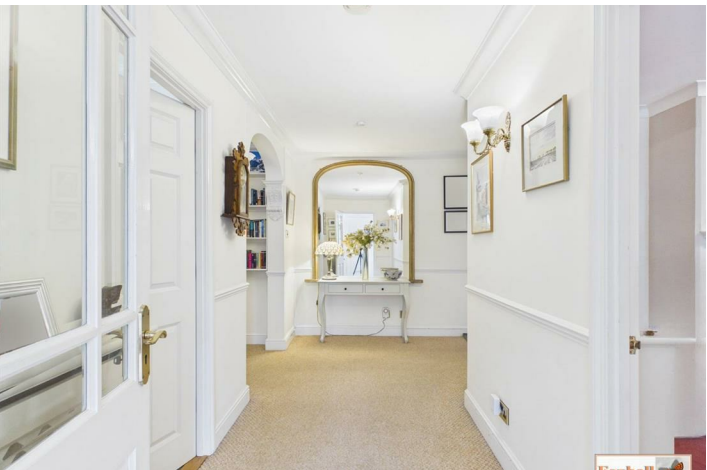
Agents Notes

Tenure - Freehold

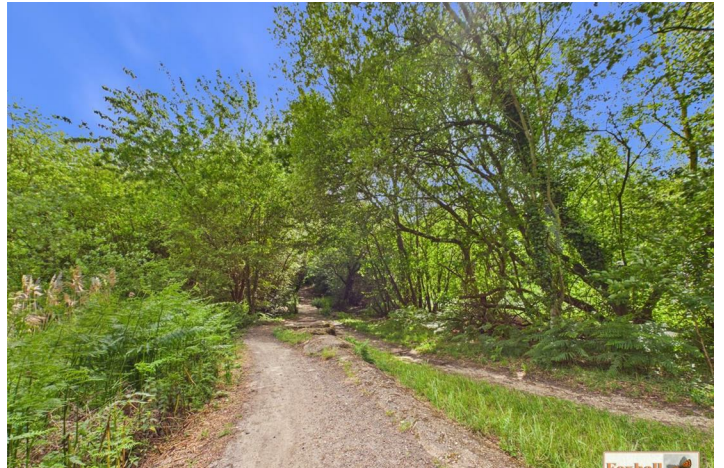
Council Tax Band - E

Vendor is moving to furnished accommodation which is already available. It could be that some furniture items may be available subject to negotiation.









Enjoy an outdoor walk

Bixley Heath Site of Special Scientific Interest Walking Routes

- S** Walk Start Point
- E** Walk End Point
- Park Entrance
- Approx. 1.1km - 13min
- Approx. 0.7km - 8min

lane to Bucklesham Road
opposite St. Augustine's Church

lane to Bucklesham Road

Heathland

Sedgebed

Reedbed



Bixley Heath SSSI is a small heathland site packed with wildlife features! With woodland, wetland, heathland and more, this site is a favourite with wildlife watchers and photographers alike.

These designated walks aim to show you the best features of the nature reserve but also preventing disturbance to the rare and fragile species assemblages in the locally important heathland and wetland habitats. Always keep to the designated paths to avoid disturbing wildlife. During the bird nesting season (February - September) please keep your dog on a lead at all times to avoid disturbing ground nesting birds amongst the heather and reeds.

During your walk keep your eyes peeled for reed warblers and water rails in the reedbed. If you are visiting in Summer look out for the flurry of butterflies feasting on the heather areas.



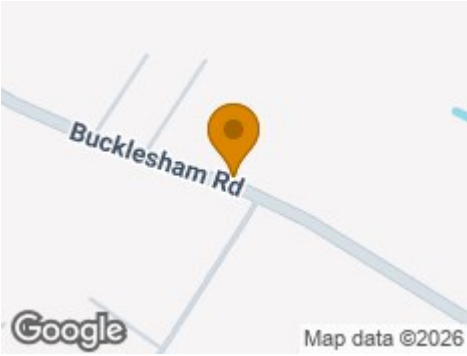
to Salehurst Road

Bucklesham Road

Bucklesham Road

For more information about Ipswich's Parks visit www.ipswich.gov.uk

Road Map



Hybrid Map



Terrain Map



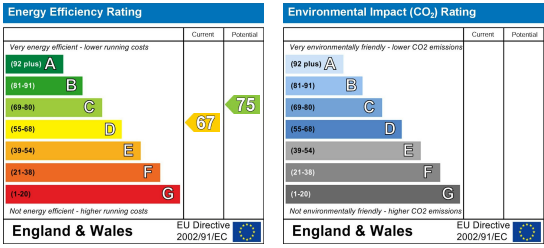
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.