

Foxhall



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Saxon Way

Melton, Woodbridge, IP12 1LG

Guide price £720,000



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Summary Continued

Without doubt one of the greatest assets of this property is the stunning rear garden approx 51'6" x 49'11", which is unoverlooked and private. This garden is definitely a tale of two halves, with the rear half of the garden giving a lovely shaded woodland themed area with summerhouse and storage and planting in keeping with the area. The front end of the rear garden however, is for sun lovers and is widely a patio with huge flower beds and borders and mature species of planting and even an undercover seating area and a further side garden which leads to the side of the garage and to the utility room. All in all this is a superb purchase for a new owner. In the valuers opinion prospective buyers would do well to grab an early opportunity to view this property as the size, condition and position and mature garden don't come along very often and it would be a shame to miss out on this opportunity.

The property is in a highly desirable area close to Woodbridge with access to the waterfront, town centre which offers an excellent range shops, restaurants, cinema, theatre and leisure centre. The property also offers easy access to the A12.

Front Garden

There is a large driveway suitable for multiple vehicles, mature planting and pathway to the front of the property, outside electric point, access to the side garden via pedestrian gate and access to the large double garage. (please note that there is a small portion of shared driveway at the start of the driveway for this house and its neighbouring house)

Porch

Overhanging porch with a spot light and external electric power point.

Reception Hallway

13'1" x 9'3" (3.99m x 2.82m)

A stunning open entrance space accessed via a partly stained glass door with two double glazed windows to either side, with doors off to the lounge, dining room, kitchen/breakfast room, downstairs shower room and a door to understairs cupboard, dado rails, radiator, phone point and stairs up to the first floor, coving, ceiling rose.

Kitchen / Breakfast Room

12'7" x 10'7" (3.84m x 3.23m)

The kitchen space comprises of wall and base units with cupboards and drawers under and work surfaces over, ceramic 1 1/2 sink bowl drainer unit with mixer tap and separate drinking water tap, space and plumbing for a dishwasher, space for fridge or freezer, space currently for a range style gas cooker, splashback tiling, radiator, tiled flooring, double glazed window to the rear with fitted roller blind, wine rack and archway leading to

Breakfast Room

11'9" x 7'8" (3.58m x 2.34m)

Tiled flooring, ceiling rose, radiator, door to the utility room and double glazed French doors onto the rear garden.

Lounge

22'7" x 11'5" (6.88m x 3.48m)

Beautiful, large lounge with front to back light by means of a double glazed bay window to the front and a double glazed patio door to the rear, fitted blinds and curtains to stay. Aerial point, coving, two radiators, ceiling roses x 2, phone point, feature fireplace with gas fire (not tested), carpet flooring and bi-fold doors to the dining room.

Dining Room

12'0" x 10'3" (3.66m x 3.12m)

There is a bay recess in this room which has two double glazed windows either side and in the middle a glazed pedestrian door to the rear garden and there is a modern upright radiator, ceiling rose, coving, fitted blinds to all of the windows and doors and carpet flooring.

Conservatory

10'1" x 9'7" (3.07m x 2.92m)

Of brick and UPVC construction, power and lighting, upright radiator, French doors out the rear garden, inset mat, wall lights.

Study

10'8" x 8'7" (3.25m x 2.62m)

Double glazed window to the front, double glazed window to the side, radiator, carpet flooring, ceiling rose and coving.

Utility Room

7'8" x 7'1" (2.34m x 2.16m)

Comprising wall and base units under, work surfaces over, space and plumbing for a washing machine, space for a dryer or another appliance, space for a fridge freezer, stainless steel sink bowl and drainer unit, with separate taps, double glazed window to the front and double glazed window to the side with fitted roller blind, double glazed pedestrian door to the side, wall mounted British Gas 330 plus boiler and extractor fan, loft hatch, radiator and tiled floor.

Shower Room

Shower cubicle with tiled splash back, low flush W.C with concealed backplate, wash hand basin, heated towel rail, mirror with lights and shaver point, vinyl flooring and half wall splashback tiling.

Landing

12'5 x 9'4 (3.78m x 2.84m)

Stunning galleried landing with ceiling rose, coving, dado rails and access to the loft, radiator, two double glazed windows to the front with fitted roller blinds, doors to bedrooms one, two, three, four and family bathroom and airing cupboard housing tank and storage.

Bedroom One

12'2" x 12'0" (3.71m x 3.66m)

A full length double glazed window almost floor to ceiling height (with a view of the River Deben) with fitted roller blind and facing the rear which gives a wonderful view of the rear garden. Ornate coving, upright radiator, quadruple fitted wardrobe and door to en-suite.

En-suite

Large walk in shower cubicle with shower over, pedestal wash hand basin, low-level W.C, part tiled

walls, shaver point, radiator, vinyl flooring, obscured double glazed window to the side with fitted roman blind and extractor fan.

Bedroom Two

11'6" x 10'6" (3.51m x 3.20m)

Double glazed window to the rear with fitted roller blind, carpet flooring, ornate coving, radiator, ceiling rose and triple fitted wardrobe.

Bedroom Three

11'6" x 8'1" (3.51m x 2.46m)

Double glazed window to the front with fitted roller blind, radiator and double built in wardrobe.

Bedroom Four

9'3" x 7'4" (2.82m x 2.24m)

Double glazed window to the rear with fitted blind, overlooking the rear garden, carpet flooring, radiator and a double built in wardrobe.

Family Bathroom

10'7" x 6'8" (3.23m x 2.03m)

Stunning five piece family bathroom with two double glazed windows to the front and to the side, vinyl flooring, radiator, part tiled walls throughout, pedestal wash hand basin, low flush W.C, panelled bath with mixer tap over and handheld shower and bidet, shower cubicle with shower over, extractor fan, wall lights and shaver point.

Rear Garden

50' x 50' approx (15.24m x 15.24m approx)

This is a stunningly private, unoverlooked rear garden with outside lighting and a tap, high hedges and trees to the rear including some beautiful silver birch trees, the main lawn is astro turf and low maintenance, an expansive patio area which is accessed from the conservatory, dining room and the breakfast room, with outside lighting and packed with plants such as lavender, holly hocks, agapanthus, salvia and coreopsis, there is a step down to a bespoke wooden seating area, if the new owners wish to get out of the sun or if there is some light rain you can still enjoy this garden.

Steps down to the rear of the garden and wooden summer house, the remainder of the garden is absolutely packed with mature plants such as: verbena, roses, rhododendrons, oriental lilies, agapanthus, and buddleia, clematis, and a fig tree, if the new owners are interested in gardening this is an outstanding garden to inherit.

There is a further wooden store near the summer house.

Side Garden

Pedestrian gate to the front of the property, pedestrian access to the double garage, plenty of storage space for bins, bikes pushchairs etc, this has a multitude of mature

planting including: fuschias, sea holly, bulbs, russian spire, roses and rhododendrons. There is access via the side garden from the utility room and from the main garden, there are also outside electric points.

Double Garage

16'6" x 16'5" (5.03m x 5.00m)

Double garage with an electric up and over double door, this is fully open inside making it a great for parking cars, utilising for storage or using one side of the garage for a gym/office etc, power and light and plenty of rafter storage.

Agents Notes

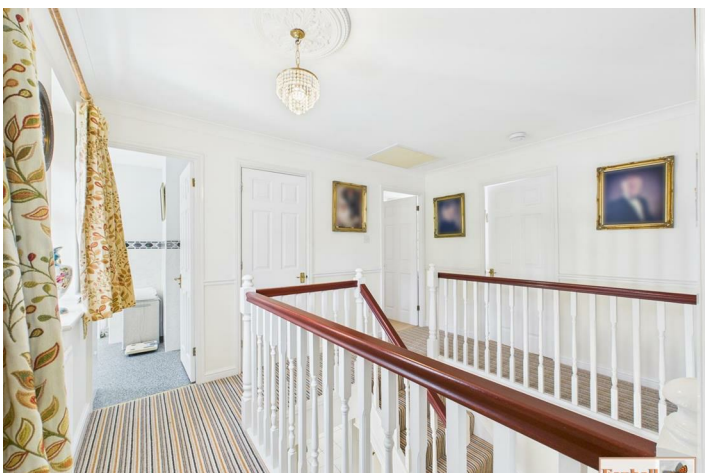
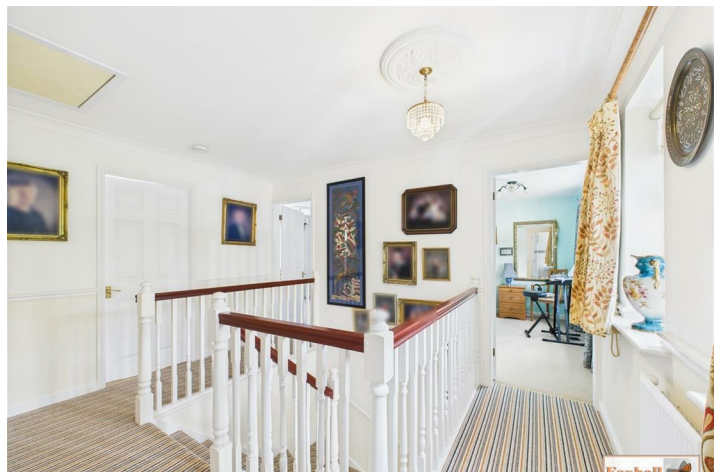
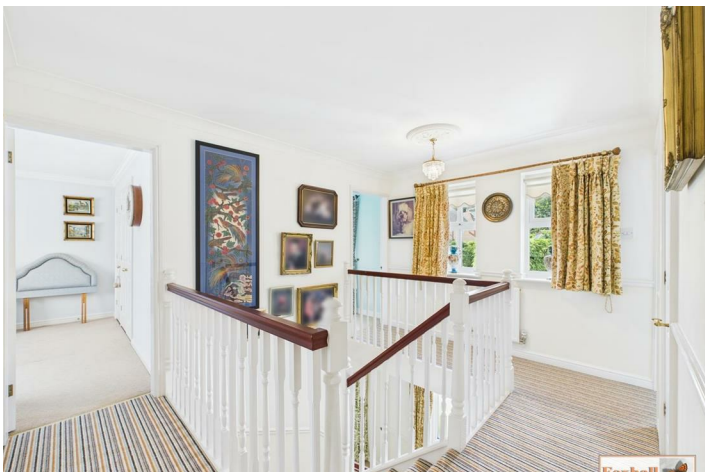
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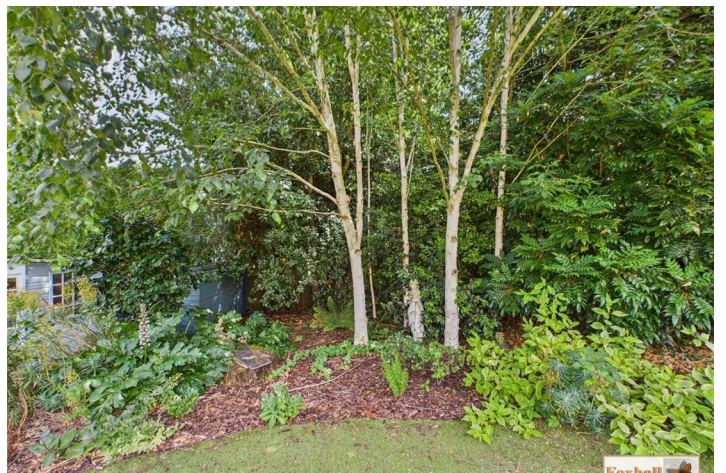
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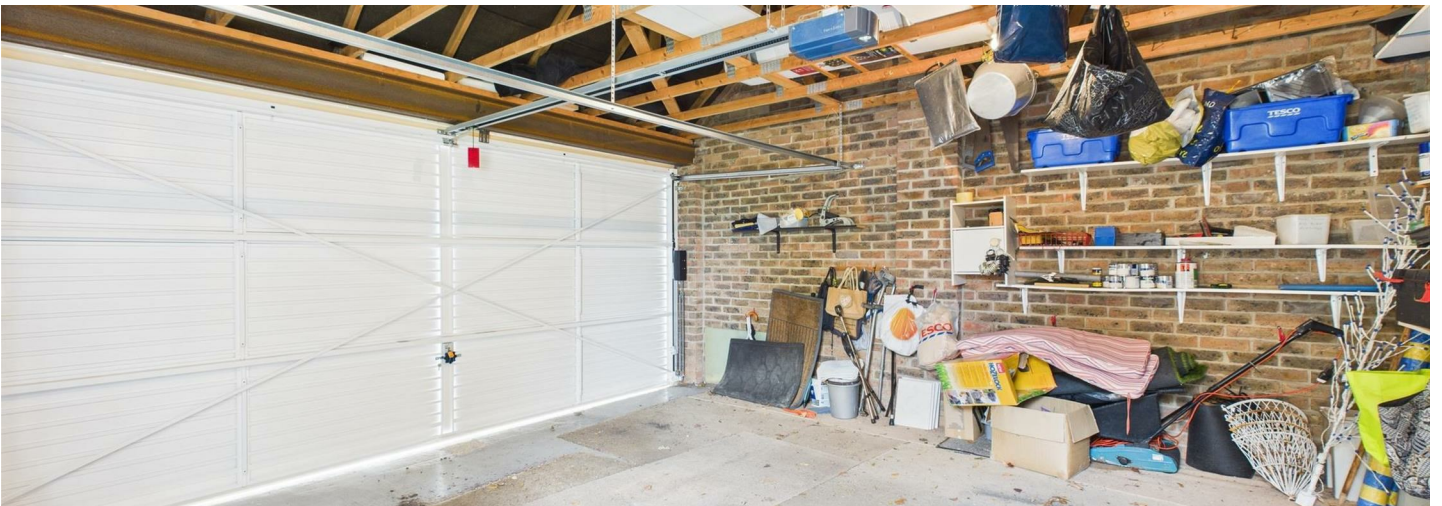




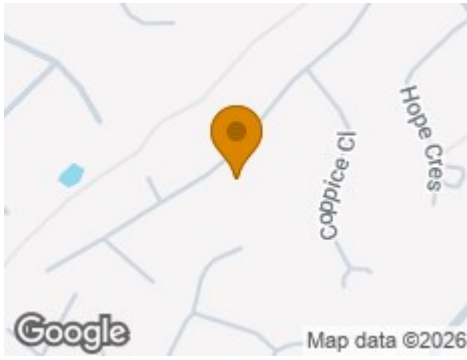




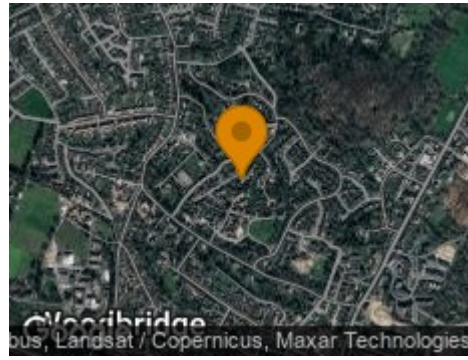




Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Approximate total area^{RM}
1701 ft²
157.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

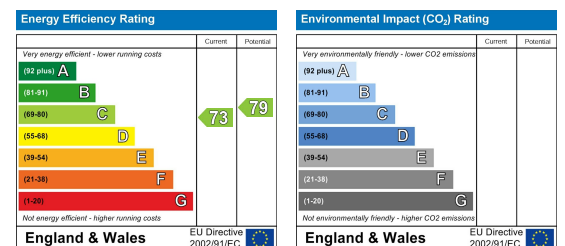
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Floor 1 Building 1

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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