

Foxhall



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Nelson Close

Ashbocking, Ipswich, IP6 9NL

Asking price £480,000



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The rear garden is very spacious westerly facing and un-overlooked from the rear so without doubt one of the major selling points of the property. There is a re-decorated summer house which is to remain and a lovely seating area with the garden getting sunshine and shade in parts times of the day.

The property has had a modern replacement air source heat pump installed to replace the former oil central heating and there are UPVC double glazed windows throughout.

The sunroom/conservatory which overlooks the garden is a fantastic usable extra space and is about to have a brand-new cosy roof fitted with a 10 year guarantee helping for all year round use, being westerly facing would be even a pleasant room in the autumn winter in spring.

Ashbocking is a highly sought after village with facilities including the All Saints church, the sought after Swiss farm shop ideal for local meats, local produce and butchery. Nightingale vets for Animal care, Helmingham Hall with its amazing gardens and regular music nights and events is only a short drive north.

Ashbocking is surrounded by delightful countryside, footpaths and bridle walks ideal for anyone with dogs, young children or who enjoys mountain biking, walking etc. Easy access to Otley village which has a village shop, doctors surgery, White Hart pub plus Otley College and in the Ipswich direction is approximately a 7 minute drive to the Fynn Valley golf club.

Front Garden

Ample double width driveway providing off-road parking

for at least four plus vehicles leading to a double garage. The remainder of the garden is neatly laid to open plan lawn with established trees which are protected under a tree preservation order. Outside lighting and neat pathway leading to the front door plus a secure side entrance gate with side panel.

Entrance Hallway

Feature entrance hallway with double glazed entrance door into entrance hallway, wood laminate flooring, radiator, dado rail, door to large under stairs cupboards and doors giving access to.

Lounge

19'9" x 11'11" (6.02m x 3.63m)

The focal point of the lounge is a lovely marble fireplace surround and hearth with feature wooden surround incorporating a genuine open fire. Please note this has not been tested and not used by the current owners. There are two radiators, a window to front and dado railing.

Dining Room

10'4" x 9'9" (3.15m x 2.97m)

Tiled floor, triple bi-fold doors opening out from the dining room directly into the sunroom/conservatory and a wall mounted radiator.

Kitchen

13'7" x 7'10" (4.14m x 2.39m)

Modern fitted kitchen with gloss fronted units comprising excellent selection of base cupboards, drawers and eye-level units. The focal point of the kitchen is a lovely double width Rangemaster double oven with full width electric hob over and high-level extractor hood above, ample work surfaces, 1 1/2 bowl sink unit, plumbing for

washing machine, integrated fridge, recessed ceiling spotlights, westerly facing window to rear overlooking the garden, making this a lovely sunny and bright room, especially in the afternoons opening out on directly onto the garden, tiled floor, integrated dishwasher and a contemporary vertical radiator.

Office / Bedroom Five

11'2" x 7'11" (3.40m x 2.41m)

Radiator and window to front. Currently used as an office but could also be used as another bedroom if required.

Cloakroom W.C.

Modern contemporary replacement suite comprising W.C., vanity unit hand wash basin with cupboards beneath, fully tiled walls, window to side and tiled floor.

Sunroom/ Conservatory

17'10" x 8'2" (5.44m x 2.49m)

There's a delightful sunroom/conservatory which is overlooking the rear garden and being southerly /westerly facing gets the sun for a good part of the day and is shortly going to be having a new cozy roof fitted in readiness for lucky new owners moving in. There is a tiled flooring, contemporary vertical radiator and double glazed double French doors opening directly out into the garden, wall lights, TV point and an electric fan.

Landing

Doors to all bedrooms one, two, three and four and the bathroom.

Bedroom One

14'9" x 13'5" reducing to 10'5" (4.52m x 4.10m reducing to 3.20m)

Dado rail, recess ideal for dressing table, large radiator and window to front.

Bedroom Two

11'10" x 10'6" (3.61m x 3.20m)

Radiator and a window to front.

Bedroom Three

12'0" x 8'10" (3.66m x 2.69m)

Window to rear with lovely views over fields and a radiator.

Bedroom Four

8'10" x 7'10" (2.69m x 2.39m)

Window to rear with lovely views over fields and a radiator.

Bathroom

9'9" x 5'9" (2.97m x 1.75m)

Good size bathroom with bath with shower attachment over, wash basin, W.C., half tiled walls, sky light window to rear.

Rear Garden

Without a doubt one of the many features of the property is the superb westerly facing rear garden which backs onto paddock and farmers fields giving delightful countryside views from the first floor back bedroom windows. This also means that the rear garden for the most part is un-overlooked from the rear. The garden is relatively low maintenance being largely laid to lawn with hedge borders, panel fencing at rear with a range of established trees and shrubs. There is a summer house which we are told will remain and has been repainted this year and a spacious adjacent decking area which is perfectly made for an outside table and chairs providing a real suntrap for virtually the entire day, ideal for sitting out having a morning cuppa or an afternoon glass of wine and relaxing in the lovely surroundings. A double width pathway and seating area near the back door also provides a very sheltered spot in the late evenings or shade on hot summer days.

Garage

17'1" x 17'0" (5.21m x 5.18m)

Large double garage with twin up and over doors, supplied with power and light, shelving that will remain and a very large loft area providing ample storage in the eaves space and a pedestrian door leading out to the rear garden.

Agents Notes

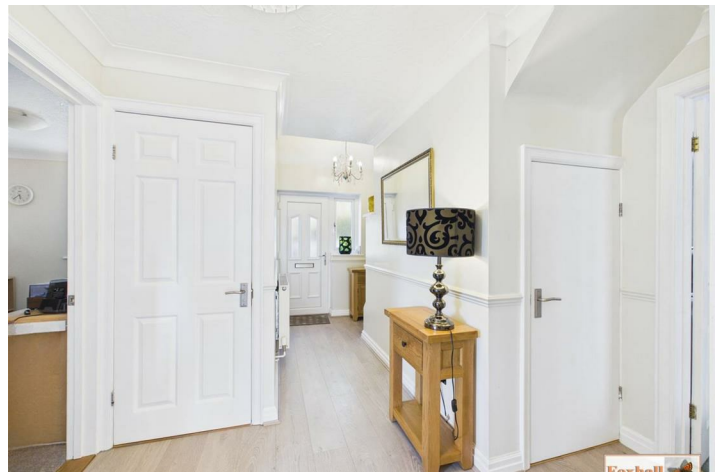
Tenure - Freehold

Council Tax Band - E

Please note that the trees in the front garden are protected under a tree preservation order.

Mains electricity and water coming in. Sewage going out is dealt with via a treatment plant off site which current owner pays £45 per month which covers not only the sewage but also the ongoing maintenance. The current owners also pay £18 per quarter to the Environment Agency re the treatment plant.









Road Map



Hybrid Map



Terrain Map



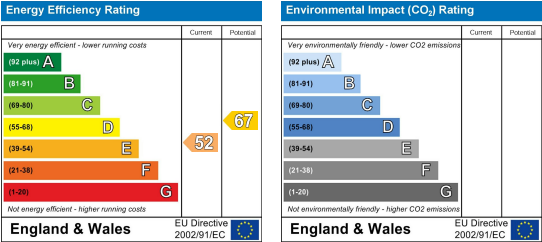
Floor Plan



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.