

Foxhall



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Larkhill Rise

Rushmere St. Andrew, Ipswich, IP4 5WA

Guide price £550,000



4



2



2



Larkhill Rise

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Front Garden

The front garden is laid to a mixture of block paving for multiple vehicles, lawn area and homes a variety of mature trees, shrubs and plants, front aspect door to the entrance hallway, side aspect door to the utility room, side gated access round to the rear garden and access to the double garages.

Entrance Hallway

Doors to the lounge, study, downstairs W.C. and kitchen / diner, stairs to the first floor, radiator and wooden flooring.

Lounge

21'5" x 11'2" (6.53m x 3.40m)

Front aspect double glazed sash window, side aspect double glazed bay window, rear aspect double glazed window, two radiators, feature fireplace and wooden flooring.

Kitchen / Diner

20'0" x 8'8" (6.10m x 2.64m)

Kitchen Area - Base and eye level units with rolled-edge worktops and tiled splash-backs, integrated electric oven and gas hob with extractor over, integrated 1 1/2 bowl sink and drainer, intergrated under counter fridge, integrated dishwasher, rear aspect double glazed window, front aspect door to the utility room and tiled flooring.

Dining Area - Rear aspect double glazed French doors to the garden, rear aspect double glazed window, radiator and tiled flooring.

Utility Room

8'1" x 4'11" (2.46m x 1.50m)

Base and eye-level units with rolled-edge worktops and tiled splash-back, integrated stainless steel sink and

drainer, space for a washing macine, space for an undercounter freezer, side aspect UPVC and double glazed door into the front garden and tiled flooring.

Study

11'8" x 6'11" (3.56m x 2.11m)

Front aspect double glazed window, radiator and wooden flooring.

Cloakroom W.C.

Low-level W.C., pedestal wash hand basin with tiled splash-back and a radiator.

Landing

Doors to all bedrooms and the bathroom, loft access and carpet flooring.

Bedroom One

12'5" x 11'7" (3.78m x 3.53m)

Front aspect double glazed window, built-in wardrobes, chest of drawers and bedside tables, carpet flooring and door to en-suite

En-Suite

5'11" x 5'2" (1.80m x 1.57m)

Shower cubicle with tiled walls and glass shower screen, low-level W.C., hand wash basin into vanity unit, front aspect double glazed frosted window and a radiator.

Bedroom Two

10'11" x 9'10" (3.33m x 3.00m)

Two front aspect double glazed sash window, built-in wardrobes, chest of drawers and bedside tables, radiator and carpet flooring.

Bedroom Three

11'9" x 10'2" (3.58m x 3.10m)

Rear aspect double glazed window, built-in wardrobes, chest of drawers and bedside units, radiator and carpeted flooring.

Bedroom Four

8'8" x 8'6" (2.64m x 2.59m)

Rear aspect double glazed window, built-in storage cupboard, radiator and carpeted flooring.

Bathroom

6'6" x 5'5" (1.98m x 1.65m)

Four piece suite comprising of a panel bath, shower cubicle with glass shower screen, low-level W.C., pedestal hand wash basin, radiator and rear aspect double glazed frosted window.

Rear Garden

Enclosed to panel fencing the rear garden is mainly laid to a mixture of patio and lawn with a variety of mature trees, shrubs and plants. There is gated side access round to the front of the property and a pedestrian door to the double garage.

Garage

18'0" x 17'3" (5.49m x 5.26m)

Two up and over doors to the front, base and eye-level units, side aspect door to the garden, side aspect window with power and light.

Agents Notes

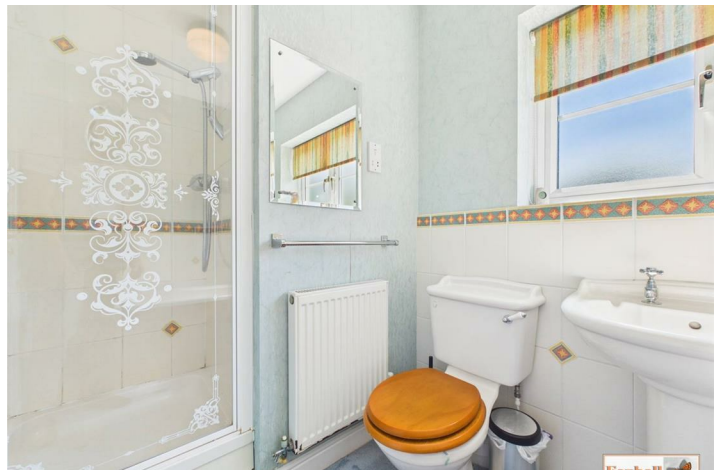
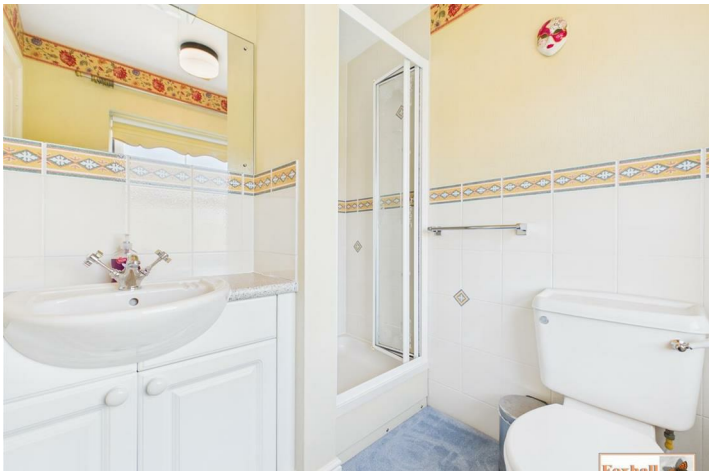
Tenure - Freehold

Council Tax Band - E











Road Map



Hybrid Map



Terrain Map



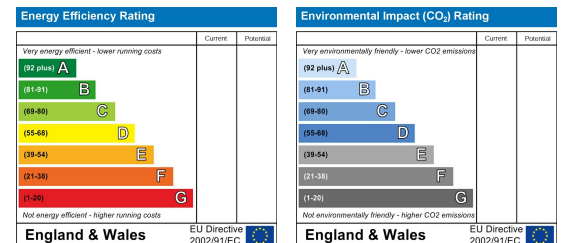
Floor Plan



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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