

# Foxhall



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## Grove Cottages Spring Road

East Ipswich, IP4 2RS

Asking price £270,000



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The front garden has ample driveway blocked paved parking, there is a sturdy side access gate which leads to the most delightful of gardens which from spring until autumn are completely un-overlooked from the rear and are an absolute delight. They are full of established trees, shrubs, bulbs, flowers and plants. The main additional bonus is a large double sized cabin room which is supplied with light and power and even has its own hot water. This comprises of a spacious 12'10" x 11'2" lounge plus a south facing kitchen and separate bedroom plus eaves storage space. In the garden there is also a large timber shed to stay.

In recent weeks the property has undergone some refurbishment which includes all the guttering and windows have been cleaned. The garden has been extensively weeded and cleared up, a walnut tree has been cut back and shaped, the property has been re-decorated internally, the woodburner has been swept and cleaned and comes with a certificate, the central heating boiler has been serviced and all the electrics have been checked to confirm ok. The lead water pipes have been replaced.

The property is ideally positioned for the best of both worlds and rarely comes onto the market so an early internal viewing is highly advised.

## Front Garden

Blocked paved and gravel providing off-street parking for several average length vehicles. There is also well kept inset flower/shrub bed and enclosed by brick wall and hedging. The property is approached from Spring Road via a driveway which provides access to the cottage. There is a pedestrian access gate to the allotment but this is not the main entrance, that is further up the road and this entrance is purely an emergency

entrance only. The car park and vehicular entrance is via an alternative driveway further up Spring Road and therefore does not affect the property.

## Entrance Hallway

Composite replacement front entrance door through to reception hallway with radiator, two roof light windows, recessed ceiling spotlights and stairs rising to first floor.

## Lounge

12'0" x 9'10" (3.66m x 3.00m)

Radiator, window to side and rear, through to the dining room and large understairs walk-in recess.

## Kitchen/Breakfast Room

12'0" x 9'11" (3.66m x 3.02m)

Lovely cosy kitchen with an east facing window making it lovely and sunny in the mornings. The focal point of the room is a woodburner situated in the recess with a brick hearth which has all been swept and cleaned and comes with a certificate, wood flooring, integrated oven, hob and extractor hood above. Modern replacement kitchen in Shaker style to match the period of the property with coordinated hand cupboard and drawer handles. The kitchen incorporates base cupboards, drawers and eye-level units plus glazed display cabinet, space for a dishwasher and two fridges to remain and stripped wood flooring.

## Dining Room

Step down from entrance hallway through to the dining room which is a beautiful light room courtesy of the window to the side, glazed doors opening out to rear garden and the roof light window. Recessed ceiling spotlight and speakers which are connected via radio and Bluetooth, double radiator and walkway through to the shower room.

### **Downstairs Shower Room**

8'7" x 6'11" (2.62m x 2.11m)

Very spacious downstairs shower room which includes a walk-in double size shower with a Triton Enrich shower and shower backing board with bi-fold doors, feature high-level Victorian style W.C. and Savoy sink, extractor fan, window to side and a full height chrome heated towel rail.

### **Landing**

Access to loft space which is boarded and doors to all bedrooms and the bathroom.

### **Bedroom One**

11'11" x 9'10" (3.63m x 3.00m)

Wooden flooring, wooden double glazed window to side, radiator and door to a double built-in cupboard with shelving.

### **En-Suite Bathroom**

6'11" x 6'5" (2.11m x 1.96m)

Stand alone double ended bath, W.C., wash basin, heated towel rail, extractor fan and door to a boiler cupboard.

### **Bedroom Two**

11'11" x 9'10" (3.63m x 3.00m)

Double radiator window to front with views over the allotment and the woodland beyond and a walk-in storage cupboard.

### **Rear Garden**

One of the main selling points of the property is this delightful cottage style garden which is south and westerly facing, an absolute suntrap with areas for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. The garden commences with a shingled area with an outside tap, outside double power point and access from the front garden is via a sturdy wooden gate. The garden has an area of lawn and is full of colour most times of the year with with extremely well stocked flowers, shrubs, bulbs and established trees, including a magnificent magnolia tree and walnut tree, there are raised enclosed beds enclosed by wooden sleepers for vegetable areas and a shed 8' x 10' approximately with windows to the side.

The garden is enclosed by good condition panel fencing on all sides, there are two brick built out houses with wooden doors. One is now a potting shed and the other is an outhouse/utility because there's also plumbing for a washing machine in there. This used to be an outside toilet. The vendors think there may be a possibility this could be reinstated to a garden toilet if required.

### **Cabin**

Large cabin split into four different rooms with a bedroom with double cottage style window overlooking the garden with neat wooden shutters, laminate flooring,

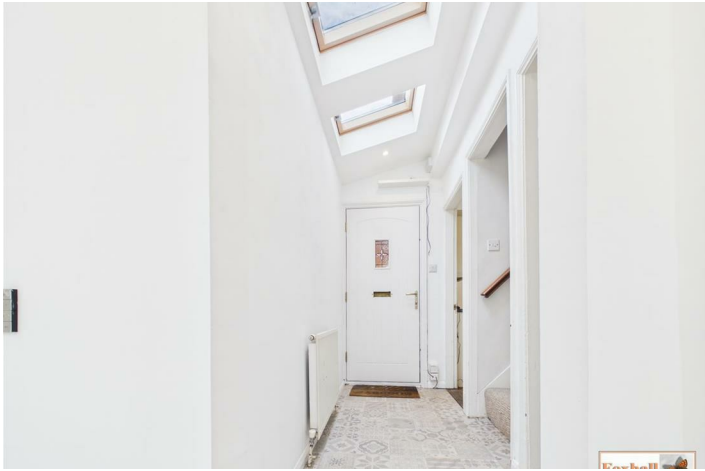
A beautiful south facing lounge with glazed door opening out into garden and double cottage style window overlooking the garden plus additional double cottage style windows to the side and laminate flooring. The focal point of the room is an electric fire situated in a tiled hearth, backing and wooden surround. Through to the kitchen, with a single bowl sink unit with a mixer tap, fitted cupboards and drawers, plus glazed eye-level cupboards and work surfaces. Double cottage style windows overlooking the garden which is south facing making this lovely and sunny as well. Sturdy wooden steps leading up to the loft eaves storage area and the cabin is supplied with light, power and hot water system although this has been never been used and it has its own fuse board and telephone sockets (not tested).

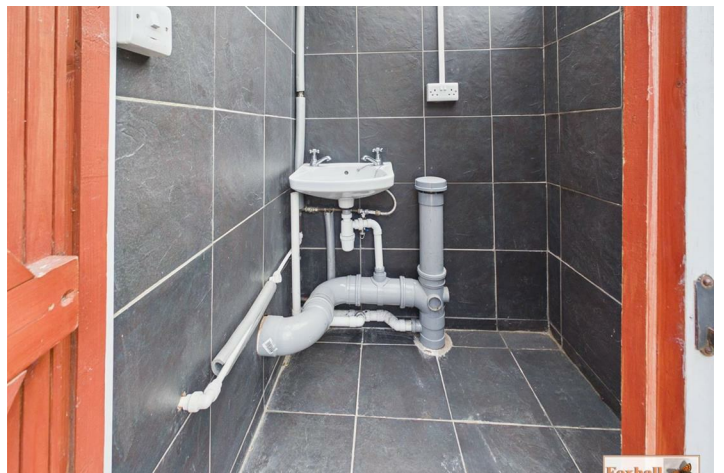
### **Agents Notes**

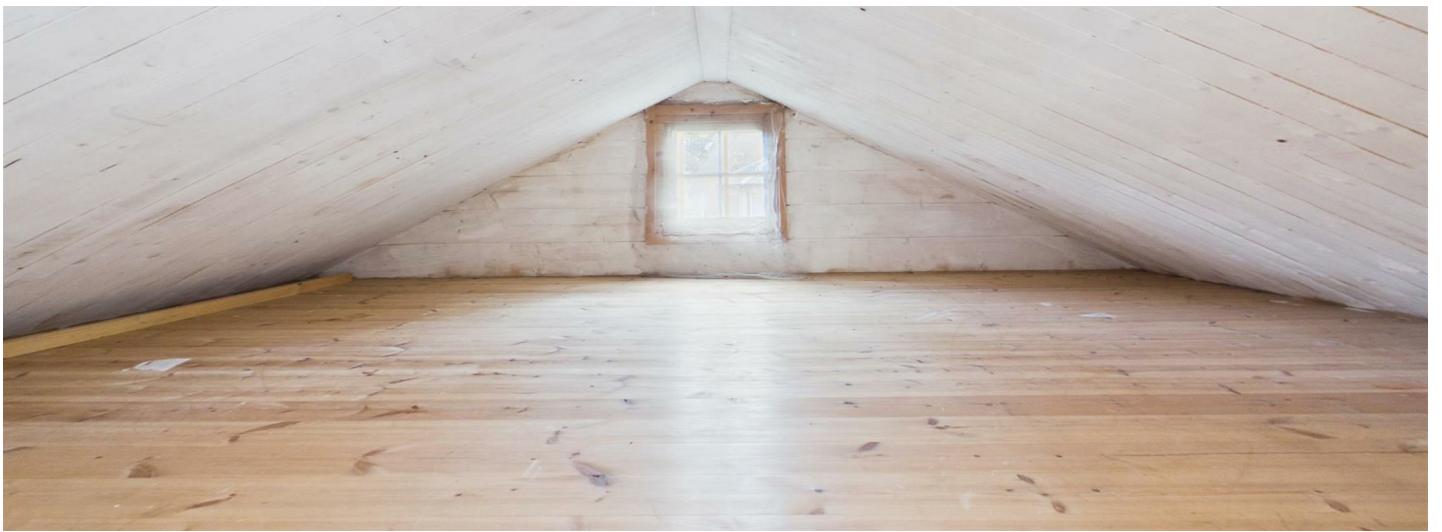
Tenure - Freehold

Council Tax Band - B









## Road Map



## Hybrid Map



## Terrain Map



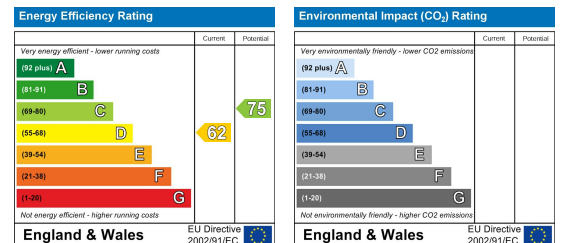
## Floor Plan



## 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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