

# Foxhall



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## Pardoe Place

Rushmere St. Andrew, Ipswich, IP4 5UH

Asking price £615,000



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## Summary Continued

There is a lovely 22'6" x 11'11" westerly facing lounge the focal point of the room is a genuine open fire and one of the many selling points is the delightful front to back west and east facing 22'8" x 12' kitchen breakfast and dining room. A new Howdens kitchen was installed in 2017 with an ample range of units and work surfaces. On the first floor there are four additional good sized bedrooms with an en-suite shower room off the main bedroom.

At the front of the property there is a large block paved quadruple driveway leading to a double garage with light and power and ample eaves storage space. The rear garden has a much larger than average plot and comes complete with a 15'6" x 9'7" luxury cabin which leads out onto a south facing patio. The cabin is supplied with power and light and made out of Dutch wood and there is a separate good sized timber workshop with double doors at the front.

The whole property is presented in excellent decorative order and is extremely well maintained and enhanced by the current owners over the years. In 2019 the entire house had double glazed windows and doors replaced and feature Georgian style sash windows which has enhanced the appearance of the property to the highest of levels. This is combined with the decorative front elevation brickwork and impressive arched front doorway (both additional features of Chater Homes of this period) giving it an incredibly impressive luxury look and is one of the most sought after styles on Bixley Farm.

There are interconnected mains powered smoke alarms on the landing and outside the downstairs bedroom and also in the garage and the utility room for the solar panel system. There's a 16 panel solar panel system has been

installed by a local independent company Greenscape Management Limited on 10th December 2024 with a battery in the garage. In the summer months this is totally self-sufficient and has formed a savings/income from the energy supplier of approximately £1100 compared to the previous year.

The property is situated in a very quiet position at the end of Pardoe Place, one of the most sought after cul-de-sacs on the Bixley Farm development. A footpath literally 40 yards away gives access direct out onto Rushmere Heath and golf course making this a superb place for a golfer or anyone with young children and dogs to enjoy all the facilities the heath has to offer. Furthermore Broke Hall Primary school is a short five minute walk away and in the other direction the selection of local shops and facilities on Bixley Farm are only a ten minute walk away.

All in all a rare opportunity to acquire this property which comes up once in a blue moon we urge an early internal viewing to avoid disappointment.

## Front Garden

Ample block paved driveway parking providing space for four vehicles with a shingle side area and enclosed by panel fencing. The front garden is open plan with an area of lawn and the double gates leading to the side area.

## Entrance Hallway

Double glazed front entrance door through to entrance hallway with radiator, dado rail and stairs rising to 1st floor with feature balustrading.

## Lounge

22'6" x 11'11" (6.86m x 3.63m)

Superb impressive front to back lounge. The focal point of the room is a fireplace surround with marble hearth

and backing, inset with a genuine working open fire make this a lovely cosy room of a winters evening. The twin front windows which are westerly facing making this a lovely sunny room in the afternoons with two additional radiators and glazed double doors leading through to bedroom six/ separate dining room. There is a inner lobby area with further doors leading to bedroom three and the office.

### **Dining Room / Bedroom Six**

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

Double glazed French doors into this superb dining room/bedroom six which is both easterly and southerly facing making this a lovely sunny room for a good part of the day. Radiator and double glazed French doors opening out into the rear garden.

### **Ground Floor Bedroom Three**

**11'11" x 10'1" (3.63m x 3.07m)**

Twin bedroom with a radiator and the window to rear overlooking the garden and access to a secondary loft hatch.

### **Office**

**9'10" x 6'6" (3.00m x 1.98m)**

Window to side, recess ideal for wardrobe or cupboard and a radiator.

### **Kitchen / Breakfast/ Dining Room**

**22'8" x 12'0" (6.91m x 3.66m)**

Superb replacement fitted kitchen by Howdens Joinery in 2017,. This offers a wealth of fitted units comprising base drawers, cupboards and eye-level units, space for standalone fridge and freezer (not staying). The focal point of the kitchen area is a lovely stainless steel Rangemaster double oven with five ring gas hob, twin ovens and grill plus stainless steel curved extractor fan over (available by separate negotiation), ample worksurfaces, under surface lighting with tiled splash-back and recessed spotlight lighting, one double bowl sink unit with window to rear (easterly facing) overlooking the garden making this a very pleasant and sunny room in the mornings. Additional worksurfaces with cupboards beneath creating a breakfast bar. Westerly facing dining area very pleasant and sunny in the afternoons with a good sized radiator and windows to front.

### **Utility Room**

**6'8" x 5'4" (2.03m x 1.63m)**

Very handy utility room with additional single drainer sink unit with plumbing for both washing machine and tumble dryer beneath. Wood worksurfaces with matching shelving above, half glazed double glazed door to rear leading directly out to the rear garden, worksurfaces, wall mounted boiler (regularly serviced and last serviced in September 2025)

### **Downstairs Cloakroom**

**6'3" x 2'7" (1.91m x 0.79m)**

Modern replacement suite comprising vanity unit wash basin, W.C., half-tiled walls, tiled floor, extractor fan and recessed ceiling spotlights.

### **Landing**

Dado railing, stairs coming up from ground floor with feature balustrading, door to airing cupboard, main access to the main part of the loft which is fitted with a triple loft ladder, ample boarding in the centre of the loft area, insulated and supplied with light. Doors to bedrooms one, two, four and five and the bathroom.

### **Bedroom One**

**13'8" x 11'11" (4.17m x 3.63m)**

Very good size main bedroom with twin windows to front and radiators under each window, door leading through to the en-suite shower room.

### **En-Suite Shower Room**

**6'9" x 4'10" (2.06m x 1.47m)**

Modern replacement suite comprising fully tiled shower enclosure, wash basin, radiator, W.C. and double glazed window to side.

### **Bedroom Two**

**11'11" x 11'4" (3.63m x 3.45m)**

Twin windows to front with radiators under each and a counter top wash hand basin with cupboards beneath.

### **Bedroom Four**

**11'10" x 10'11" (3.61m x 3.33m)**

Counter top wash basin with cupboard beneath, radiator and window to rear.

### **Bedroom Five**

**8'11" x 8'6" (2.72m x 2.59m)**

Radiator and window to rear.

### **Bathroom**

**6'10" x 5'6" (2.08m x 1.68m)**

Modern replacement bathroom suite comprising P-Shaped bath with shower over, fully tiled in bath/shower area, W.C., vanity wash basin, chrome heated towel rail, half-tiled walls and window to side.

### **Rear Garden**

Larger than average easterly facing rear garden which commences with a patio area which is additionally sheltered by the south facing wall of the extension making this an absolute suntrap and ideal for sitting out having a morning cuppa or afternoon glass of wine. There is an outside tap, large areas of lawn, pedestrian door into the garage, well stocked flower/shrub borders, a large area of lawn, side storage area at the side of the garage plus a large side garden which is enclosed by a high hedge which provides screening from the adjacent properties. There is also a bin storage area, timber shed and side wooden access gate. The rear garden is

enclosed by panel fencing making it ideal for anyone with young children or dogs and mature trees running virtually the full width of the rear garden provide extensive screening from spring through to late autumn.

There is a good size good condition timber workshop on concrete base with double wooden doors and is supplied with power and light.

### **Luxury Cabin**

**15'6" x 9'7" (4.72m x 2.92m)**

In the corner of the garden is a large luxury cabin which has been recently constructed of high quality Dutch timber on a concrete base and supplied with electric. The cabin is south facing with glazed double doors opening out onto a square raised and enclosed patio area which is an absolute suntrap for a large part of the day. There is also outside lighting, additional windows to front and side.

### **Garage**

**18'0" x 16'8" (5.49m x 5.08m)**

Large double garage with twin up and over doors supplied with power and light, pedestrian door to rear and ample eaves storage space on both sides of the garage. There is also controls for the solar panels.

### **Location**

The property is situated in a very quiet position at the end of Pardoe Place, one of the most sought after cul-de-sacs on the Bixley Farm development. A footpath literally 40 yards away gives access direct out onto Rushmere Heath and golf course making this a superb place for a golfer or anyone with young children and dogs to enjoy all the facilities the heath has to offer. Furthermore Broke Hall Primary school is a short five minute walk away and in the other direction the selection of local shops and facilities on Bixley Farm are only a ten minute walk away.

### **Agents Notes**

Tenure - Freehold

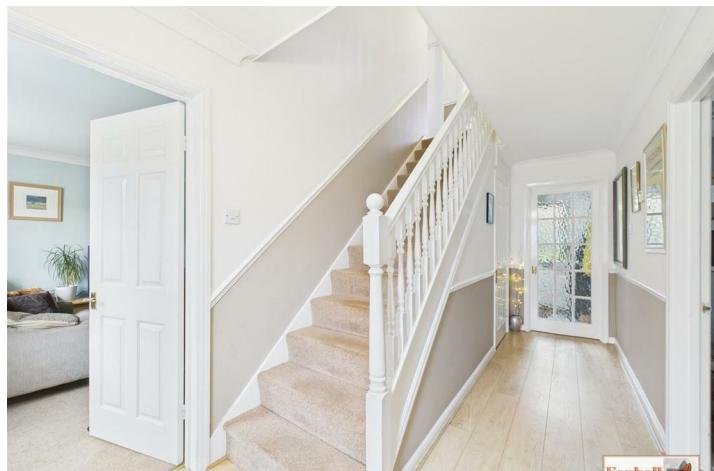
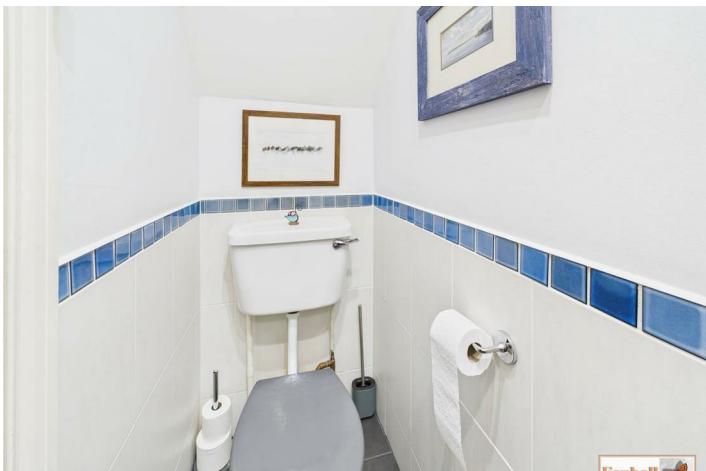
Council Tax Band - F

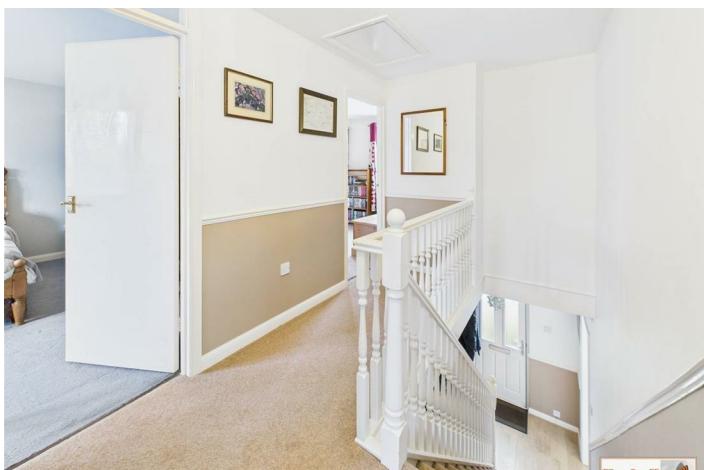
All the window blinds are to remain

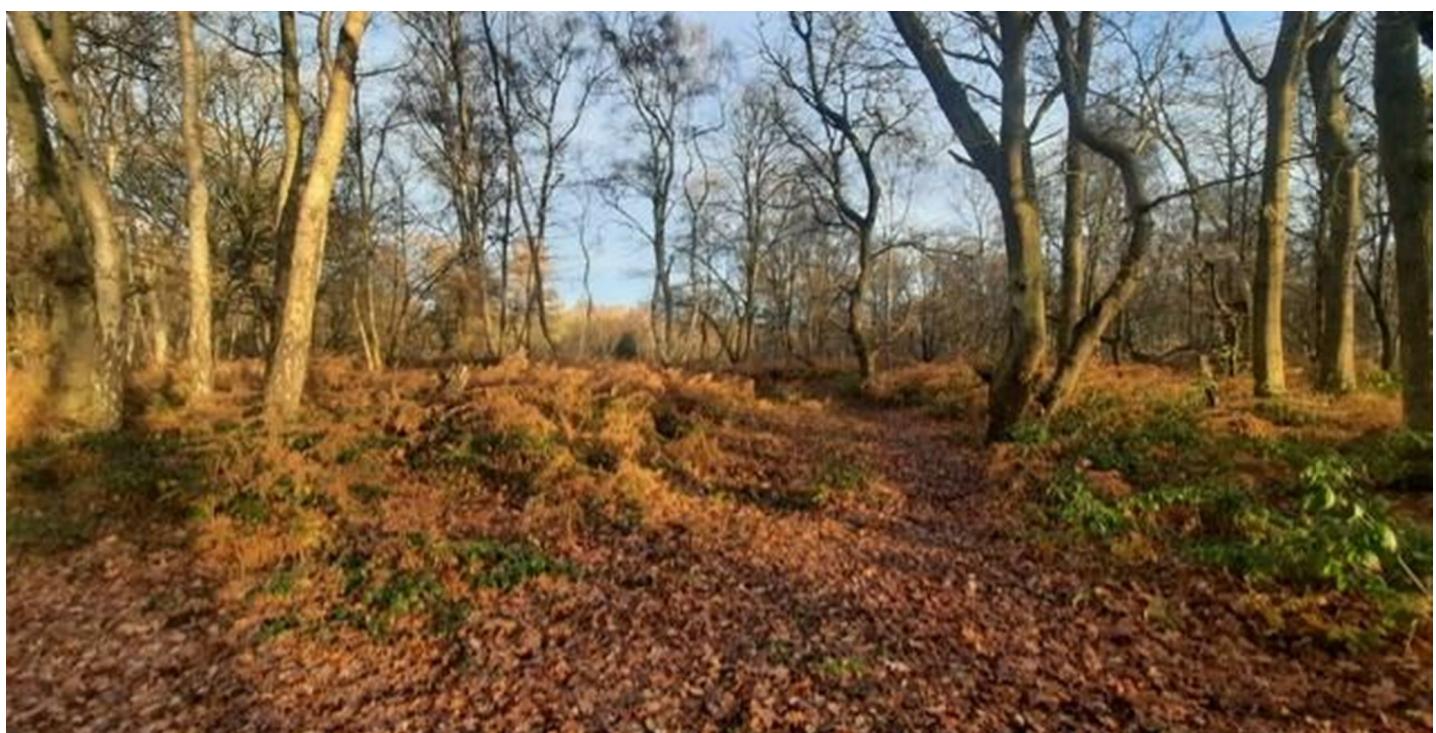
Rangemaster Double Oven - Open to separate negotiation











## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

2152 ft<sup>2</sup>

199.7 m<sup>2</sup>

(1) Excluding balconies and terraces

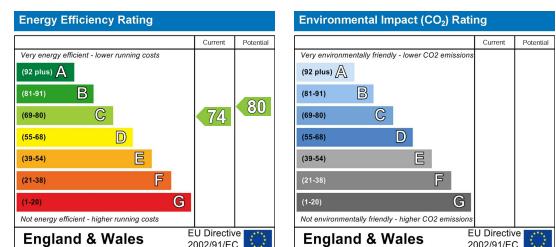
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## 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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