

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Westerfield Lane

Tuddenham, Ipswich, IP6 9BH

Asking price £765,000



3



2



3



E



Westerfield Lane

Tuddenham, Ipswich, IP6 9BH

Asking price £765,000



Other benefits included double glazed windows, oil fired heating via radiators and a lovely decked area immediately beyond the property. The accommodation comprises three excellent sized bedrooms to the first floor with a shower room. To the ground floor are two entrances, one to the porch to the right side giving access to the boiler room and utility room, to the other side is the main entrance area leading to the small porch leading into a large reception hallway. With doors to living room, lounge, with access to the conservatory, to the other side of the property is the kitchen dining areas, small sitting area which gives access to the ground floor bathroom and a further door back to the utility room.

Front Garden

As previously mentioned the property enjoys the benefit from a good degree of screening and seclusion. To the front with a gate giving you access to a driveway which leads to the brick built garage. Off the main driveway is access to further parking to the front. The garden at the front is extensively laid to lawn with conifer hedging to one side with access through to a further area of side garden which affords much potential, there is a gate giving access into the rear garden.

Entrance Porch

6'52 x 3'8" (1.83m x 1.12m)

Double glazed entrance door into the entrance porch, tiled floor and door to the reception hall.

Reception Hall

21'8" x 9'8" (6.60m x 2.95m)

Parquet flooring along with carpeting at the far end, radiator and doors to.

Living Room

20'9" x 11'5" (6.32m x 3.48m)

Large picture double glazed window to side,, two double glazed windows to the front, two radiators, stove and coved ceiling.

Lounge

21'5" x 11'11" (6.53m x 3.63m)

Large picture style double glazed window to rear overlooking the rear garden, further double glazed window to rear, two radiators, coved ceiling, cupboard housing tank, wood style flooring and folding doors to the conservatory.

Conservatory

13'4" x 11'5" (4.06m x 3.48m)

Power points and double glazed doors to both front and rear.

Kitchen / Diner

23'8" x 10'8" (7.21m x 3.25m)

Well fitted comprising 1 1/2 bowl sink with a mixer tap with drawers under, quartz style worksurfaces with drawers, cupboards under, upright either side of a space for an American style fridge freezer with cupboard over, integrated dishwasher, two large double glazed windows to front overlooking the fantastic gardens, recess suitable for microwave with drawers under, side by side Siemen ovens, hob with extractor over, radiator and through to the dining area which has a radiator with cover, double glazed French style doors to the outside, double glazed windows to the side and through to the additional sitting area.

Additional Sitting Area

8'1" x 3'10" (2.46m x 1.17m)

Radiator and doors to ground floor bathroom and utility room.

Ground Floor Bathroom

8'1" x 5'11" (2.46m x 1.80m)

Panel bath with shower and screen, low-level W.C., wash basin with a mixer tap, heated towel rail and obscure double glazed window to the rear.

Utility Room

10'3" x 6'9" (3.12m x 2.06m)

Space for appliances and shelving, double glazed window to the side, radiator and door to the front porch.

Rear Lobby

4'2" x 2'5" (1.27m x 0.74m)

Door to outside and through to the boiler room.

Boiler Room

5'7" x 3'9" (1.70m x 1.14m)

Freestanding oil fired boiler, obscure double glazed window to side and a sink.

Landing

Gallery style landing with double glazed skylight, built-in shelved airing cupboard and doors to.

Bedroom One

16'11" x 12'8" (5.16m x 3.86m)

Double glazed window to front, radiator, fitted wardrobes and eaves storage cupboard.

Bedroom Two

16'9" x 11'3" (5.11m x 3.43m)

Two double glazed windows to front and two radiators.

Bedroom Three

16'10" x 9'1" (5.13m x 2.77m)

Eaves storage, double glazed window to side and front and a radiator.

Shower Room

8'0" x 6'4" (2.44m x 1.93m)

Shower with over head shower, pedestal wash hand basin with a mixer tap, low-level W.C., heated towel rail, extractor fan and obscure double glazed window to rear.

Rear Garden

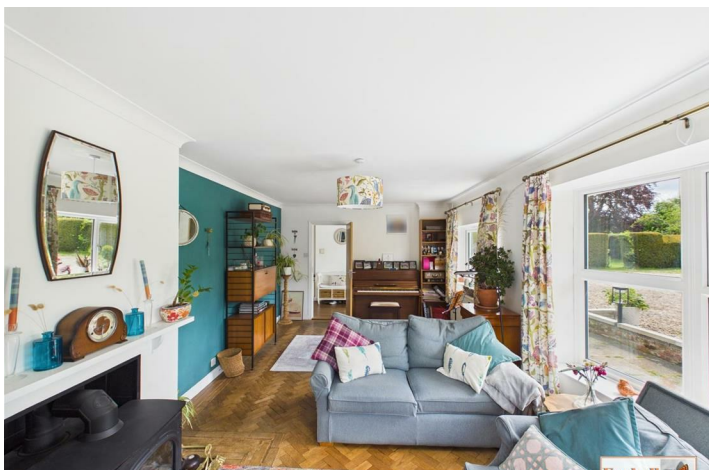
With a decked area at the rear of the property and access to the swimming pool which has polytunnel and a air source heat pump. The gardens themselves slope gently downwards and are extensively laid to lawn with a very mature area to the rear with pond and woodland walkway at the rear of the property. As previously mentioned to the rear of the garage is a studio/playroom 12'2 x 6 with power and also an allotment area.

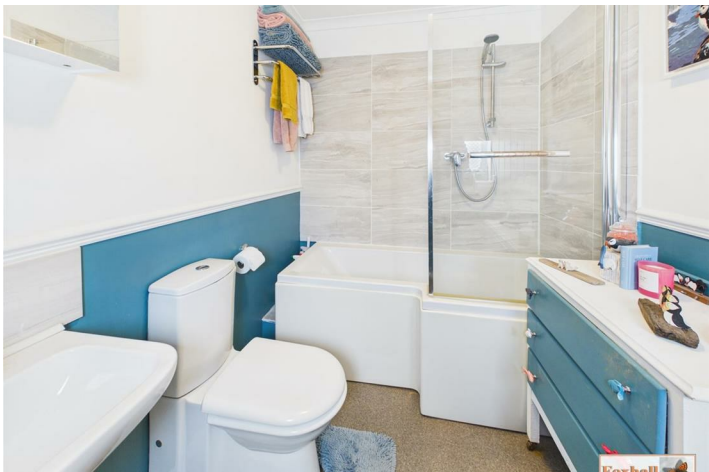
Agents Notes

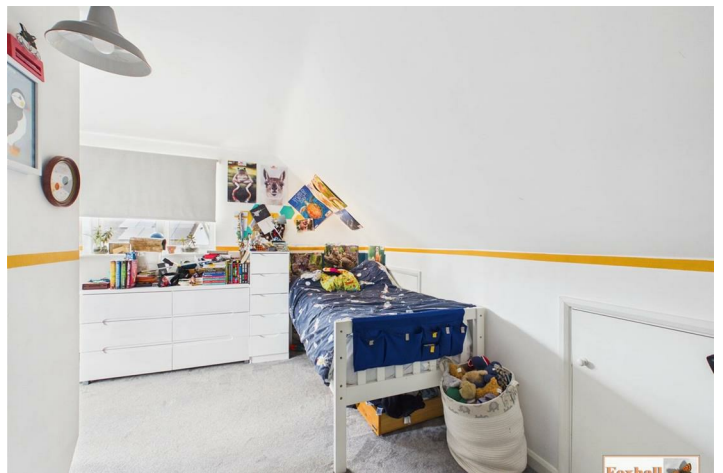
Tenure - Freehold

Council Tax Band - F

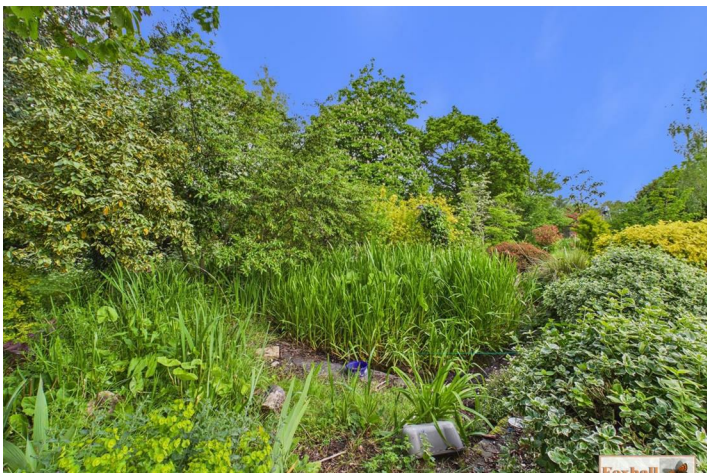
Planning has been passed for a development behind the rear boundary of this property for Bennett Homes. Owing to the established mature trees at the rear of your boundary this will still provide an excellent degree of seclusion from this development.











Road Map



Hybrid Map



Terrain Map



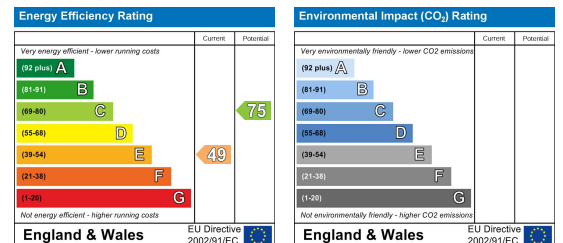
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.