

Foxhall



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Goring Road

Copleston Catchment, Ipswich, IP4 5LT

Asking price £425,000



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To the front of the property is a block paved driveway plus additional shingle area and double metal gates leading to further driveway parking. There is a garage to the rear which has been extensively upgraded in recent times with a complete Hardie plank exterior, supplied with light and power and a widened side door.

The property is situated in the most highly convenient and sought after of locations being within a 10 minute walk of Ipswich Hospital, Copleston High School and Britannia Primary School, as well as a parade of shops on Woodbridge Road East. The property is close to bus stops providing access to Ipswich in one direction and Woodbridge and Felixstowe in the other.

Front Garden

Wide block paved driveway from dropped kerb with an adjacent shingle area in front of the bay window ideal for parking of a further vehicle. There are double iron gates opening to the side driveway providing space for additional vehicles. The boiler is in a cupboard accessed from the side driveway via an external door.

Entrance Hallway

Replacement double glazed front entrance door with inset leaded light feature panels, wood flooring, stairs rising to first floor with contemporary replacement glazed inset panels, two radiators, slimline door to the in-built storage cupboard and doors to the sitting room, kitchen and to the utility room and cloakroom.

Sitting Room

12'10" x 10'2" (3.91m x 3.10m)

Beautiful bayed westerly facing sitting room full of sunshine in the afternoons, fireplace recess, radiator and a bay window to front.

Cloakroom W.C.

5'4" x 2'9" (1.63m x 0.84m)

Modern replacement suite comprising vanity unit wash

basin, W.C., chrome electric heated towel rail, window to side and an extractor fan.

Utility Room

6'6" x 5'4" (1.98m x 1.63m)

Part glazed door to side, worksurfaces, plumbing and space for a washing machine, built-in double larder cupboard housing the water softener, eye-level cupboards with additional base cupboards and a door to the downstairs cloakroom.

Kitchen / Breakfast / Dining

19'1" x 11'0" (5.82m x 3.35m)

Excellent selection of modern fitted kitchen units with an excellent selection of gloss white fronted base drawers, cupboards, eye-level units and deep pan drawers, integrated Bosch combination double oven/ grill and a fan assisted oven, ceramic Bosch hob and contemporary extractor hood above, 1 1/2 bowl sink unit, ample worksurfaces with matching window sill, extended work surface area which then comes out into the room with breakfast bar and integrated fridge, integrated freezer, integrated dishwasher, window and bi-fold doors opening out from the dining area all easterly facing making this a very bright and sunny room also helped by the three flat-glass roof lights, and sloping ceiling with integrated spotlights. Room also has underfloor heating with separate room thermostat.

Family Room / Playroom

13'1" x 10'1" (3.99m x 3.07m)

Carpet flooring, radiator and an open through to kitchen / dining area.

Landing

Large South facing window to side providing ample light and sunshine onto a very spacious landing with a radiator and an enlarged access to loft space which is insulated and partly boarded.

Bedroom One

12'5" x 10'6" (3.78m x 3.20m)

Window to front (westerly facing), good sized radiator and a door to a large walk-in cupboard.

Bedroom Two

10'6" x 10'1" (3.20m x 3.07m)

Good size radiator and a picture window to rear with lovely views over the garden.

Bedroom Three

8'10" x 6'11" (2.69m x 2.11m)

Radiator and window to front.

Family Bathroom

6'10" x 6'8" (2.08m x 2.03m)

Modern replacement bathroom suite in contemporary style and colour scheme, only two years old, comprising vanity unit wash basin, W.C. with inset cupboards and worksurface, bath with double wall shower unit over with both rainfall and hand held shower, fully tiled walls, tiled floor, window to the front which is easterly facing making this a lovely sunny room in the mornings, recessed ceiling spotlights, extractor fan and a contemporary style radiator.

Rear Garden

81' x 31' (24.69m x 9.45m)

Large easterly facing rear garden, fully enclosed by panel fencing with concrete rail and post. This is a low maintenance garden being largely laid to lawn and commencing with a spacious patio area which is east and southerly facing. At the rear of the garden is a hardstanding ready for the construction of a shed if required.

Garage

This has recently had a lot of work done to it including an extensive Hardie plank exterior. A widening of the pedestrian door and a new door fitted, the roof has been raised to increase the head height and is supplied with power and light.

Agents Notes

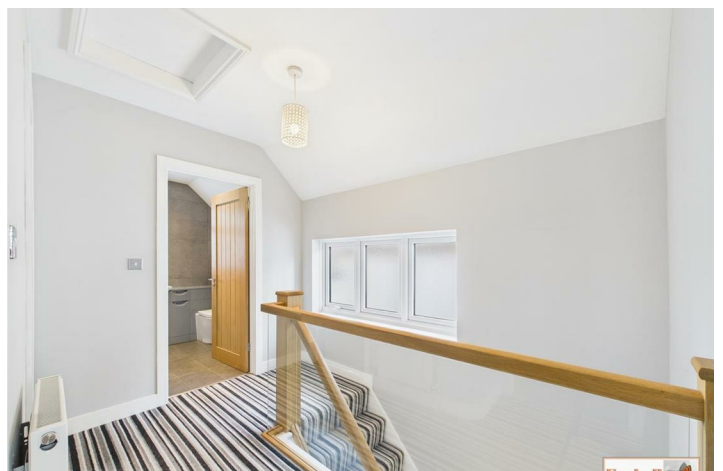
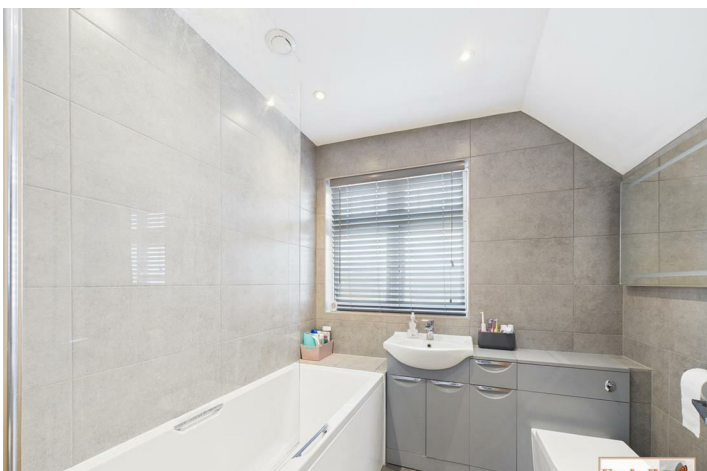
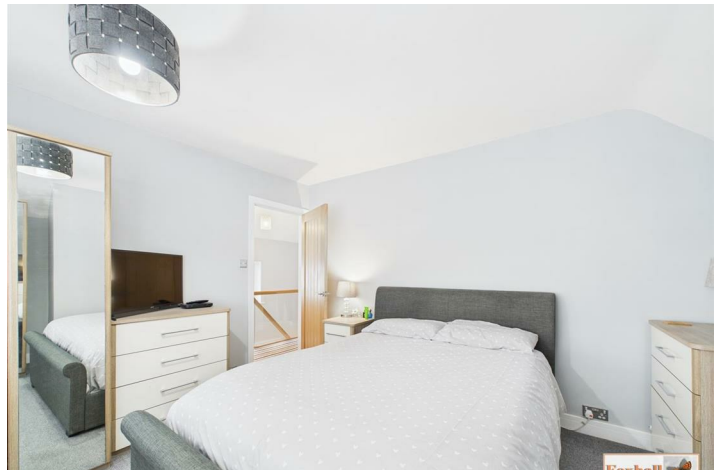
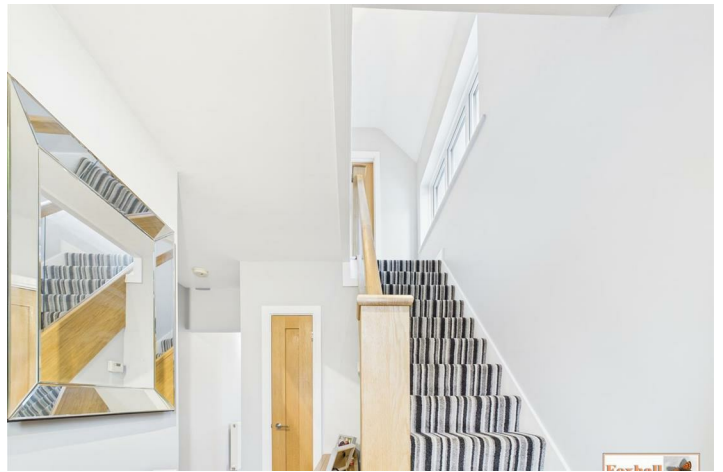
Tenure - Freehold

Council Tax Band - D

In 1994 the entire property was professionally underpinned due to a collapsed drain in one corner and is therefore now much more solid than many of the properties in Goring Road of this age. The current owners have never had any issues insuring the property, and they purchased this property satisfactorily with a mortgage. A certificate of structural adequacy was given on the 25th July 1994. We have full plans and details of this on file upon request.







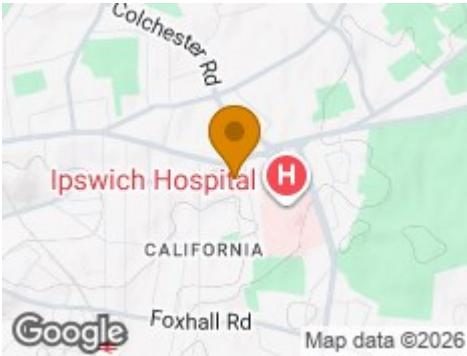
Road Map



Hybrid Map



Terrain Map



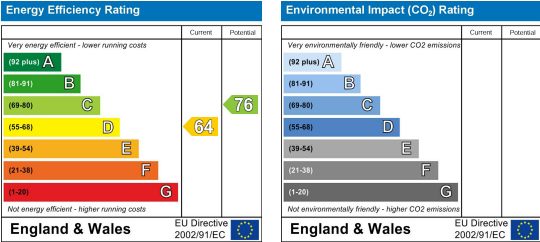
Floor Plan



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.