

Foxhall



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Norwich Road

Close to Town Centre, Ipswich, IP1 4EJ

Guide price £425,000



4



1



2



D



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Front Garden

Attractive railway sleeper raised border with mature trees, shrubs and planting leading onto a shingle driveway suitable for parking multiple vehicles at least 4 to 5 comfortably, small pergola enclosure for the bins, small lawn area with retained sleepers, mature planting, open undercover porch with tiling and light leading to the entrance hallway and a gate to the side for pedestrian access into the rear garden.

Entrance Hallway

16'8" x 6'6" (5.08m x 1.98m)

Large welcoming reception hall, with doors off to kitchen, lounge / diner, integral garage, cloakroom W.C. and boiler room. Coving, carpet flooring and double glazed windows and doors along the front and side making this a lovely light and airy area. Plenty of room if required to have an office or reading nook.

Lounge/Dining Area

25'0" x 18'1" (7.62m x 5.51m)

Lounge Area - Double glazed patio doors to the rear with fitted blinds and curtains, carpet flooring, wall lights, stairs up to the first floor, wooden glazed door into entrance hallway, radiator, feature fireplace with marble hearth and a long obscure double glazed window to the side with fitted curtains.

Dining Area - Carpet flooring, radiator, double glazed window with fitted blinds and curtains to the rear and wooden glazed obscure door into the kitchen.

Kitchen

13'5" x 10'4" (4.09m x 3.15m)

Double glazed window to the front with fitted blinds, Asterite 1 1/2 sink bowl drainer unit with a mixer tap,

wall and base fitted units with cupboards and drawers under, worksurfaces over, integrated fridge, integrated Miele dishwasher, AEG double oven, Philips hob with an integrated extractor fan over, splash-back tiling, vinyl flooring, radiator, coving, under counter lights, double glazed obscure and wooden door to the side, double glazed and wooden door into the dining room, wood and glazed door into the entrance hallway and handy inset foot mat to the outside.

Downstairs Cloakroom

Low-flush W.C., vanity wash hand basin inset into a vanity unit, obscure double glazed window to the side with fitted blinds, splash-back tiling, vinyl flooring, fitted seat and ornate coving.

Boiler Room

6'11" x 2'10" (2.11m x 0.86m)

Wall mounted Worcester boiler, fitted shelving, a coat rail, carpet flooring and a light.

Landing

Doors to bedrooms one, two, three and four and the bathroom, ornate coving, loft access and a walk-in airing cupboard housing the water tank with fitted shelving for storage and carpet flooring.

Bedroom One

14'4" x 10'7" (4.37m x 3.23m)

Double glazed window with fitted blinds and curtains to the rear, radiator, carpet flooring, two double fitted wardrobes, matching bedroom side tables and chest of drawers to stay and coving.

Bedroom Two

11'9" x 10'4" (3.58m x 3.15m)

Double glazed window to the rear with fitted blinds and

curtains, radiator, matching bedroom chest of drawers to stay, carpet flooring and two double built-in wardrobes.

Bedroom Three

10'3" x 7'7" (3.12m x 2.31m)

Double glazed window to the front with fitted blinds and curtains, radiator, carpet flooring and coving.

Bedroom Four / Home Office

10'8" x 7'3" (3.25m x 2.21m)

Radiator, carpet flooring and double glazed window with fitted blinds and curtains. Two wrap round desks and two leather swivel chairs to stay.

Bathroom

9'11" x 5'4" (3.02m x 1.63m)

Panelled bath with hot and cold taps and an Aqualisa power shower over with remote switching, vanity unit with inset wash hand basin and low-flush W.C., obscure double glazed window to the side with fitted blinds, coving, large wall mounted mirror, vinyl flooring and a radiator.

Rear Garden

Fully enclosed landscaped rear garden accessed from both the lounge and the kitchen, mainly laid to lawn and split into two areas via an attractive pergola style arch and impressive double gates. The first area is laid to lawn, has a patio area and a further pergola band stand area suitable for alfresco dining and bbq area. There is also a smaller decking area to the side. There are raised borders via sleepers containing a wealth of mature trees, shrubs and planting. The second more secluded area through the gates is again, mainly laid to lawn, further raised borders with a wealth of mature trees, shrubs and planting, this has a shed with power and lighting to stay and also a summerhouse to stay which also has power and heating with a decking area. Both garden areas are superb for entertaining and a green oasis full of bird song. Outside tap and pedestrian gate to the front.

Garage

17'4" x 9'9" (5.28m x 2.97m)

Electric up and over door, worksurface with cupboards over for storage, space under counter for a fridge,

freezer, dryer, space and plumbing for a washing machine, strip lighting, power, workbenches to both sides and plenty of room for a full height fridge / freezer.

Agents Notes

Tenure - Freehold

Council Tax Band - D











