

Foxhall



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Sandpit Close

Rushmere St. Andrew, Ipswich, IP4 5UP

Guide price £380,000



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Summary Continued

Throughout the property there are fitted horizontal shutters fitted vertical blinds to the windows and doors and these will remain along with wardrobe units in both of the two bedrooms. The bungalow also benefits from extensive re-wiring and a new consumer board and a combi boiler which is annually serviced under a British Gas service plan.

The bungalow is situated in a very quiet cul-de-sac on the extremely popular Bixley Farm. As such it is a short distance from a selection of local shops, Rushmere Heath and Golf Course, woodland walks. Ipswich Hospital itself is less than a 10 minute drive away.

We thoroughly recommend an early internal inspection.

Front Garden

Block paved double length driveway with side access via a wooden gate. The front garden has been completely landscaped with a fantastic selection of inset flowers and shrubs plus small trees providing a wealth of colour and a shingle area with path leading to recessed porch way and front door.

Entrance Hallway

Double glazed front entrance door through to entrance hallway with two steps leading up to a further part of the hallway, radiator, access to loft which has a fitter ladder and light, new carpet flooring and door to the former airing cupboard which has enough space for a condensing tumble dryer plus shelving.

Lounge / Diner

17'9" x 11'9" (5.41m x 3.58m)

Double glazed window to front with fitted blinds, double glazed door to rear with fitted blinds, radiator, wall light points and a gas fire in a feature surround.

Kitchen / Breakfast Room

12'0" x 11'0" (3.66m x 3.35m)

Lovely south facing kitchen breakfast room with modern contemporary gloss fronted units and excellent selection of base drawers, cupboards and eye-level units, ample work surfaces, integrated oven and hob plus extractor hood above, plumbing for a washing machine, single drainer sink unit, window to the front with fitted shutters which is south facing making this a lovely sunny room for a good part of the day. Double radiator, corner cupboard housing the wall mounted Maine 24 HE combo boiler (not tested) and a new replacement part glazed door leading to the side.

Shower Room

6'5" x 5'4" (1.96m x 1.63m)

Double size shower enclosure, vanity unit wash basin with cupboard beneath, W.C., chrome heated towel rail, shaver point, extractor fan and a window to side.

Bedroom One

12'0" x 11'0" (3.66m x 3.35m)

Radiator and window to front with fitted shutters and fitted wardrobes to remain.

Bedroom Two

11'10" x 8'9" (3.61m x 2.67m)

Radiator, window to rear overlooking the garden and wardrobe units, although not fitted, are of a quality build and the sellers are happy to leave them.

Rear Garden

One of the major selling points of the property is a superb professionally landscaped front and rear garden professionally. This was carried out at a cost of over £16,000 for the rear garden alone and comes complete with new brick walls, new patio area, new rear fencing and a luxury brick built shed supplied with power and light.

The garden is a nature's paradise with many flowers planted for birds, butterflies and bees and has areas to sit out which are real suntraps and completely overlooked from the rear.

Garage

16'10" x 8'11" (5.13m x 2.72m)

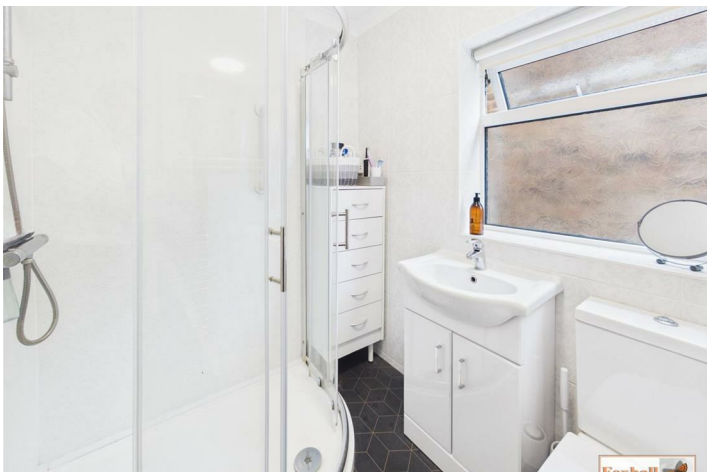
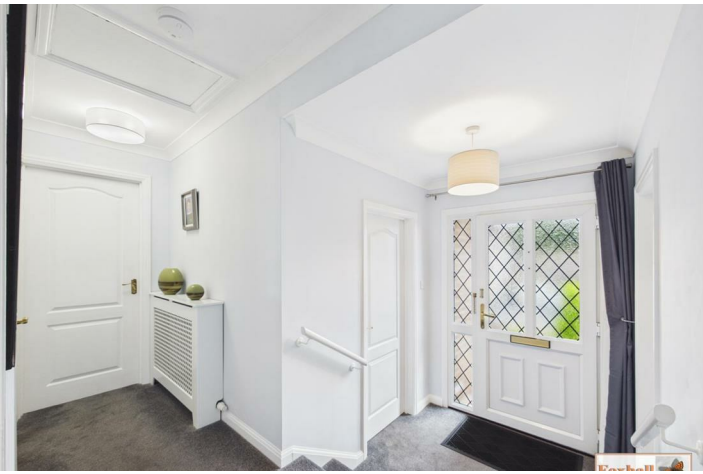
There's new lighting within the garage along with the new consumer unit. The garage is supplied with power and light and has an electric up and over door and a pedestrian entrance door from the side passageway.

Agents Notes

Tenure - Freehold

Council Tax Band - C





Road Map



Hybrid Map



Terrain Map



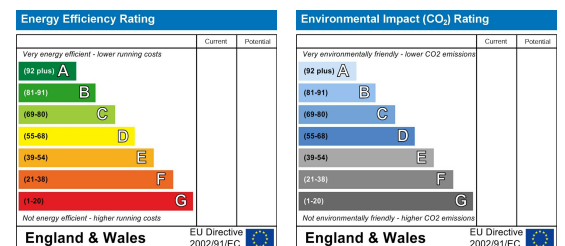
Floor Plan



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.