

Foxhall



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Audley Grove

Rushmere St. Andrew, Ipswich, IP4 5UD

Price £310,000



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Front Garden

Off-road parking for one car via block paved driveway, fully enclosed via iron railing gates with a shingle and flowerbed borders and a block paved pathway to the front door also giving you access to the garage.

Entrance Hall

10'0" x 6'4" (3.05m x 1.93m)

Entry via a double glazed obscure door facing the front with a double glazed obscure window facing the front alongside, coving, radiator, door into the garage, door into the cloakroom W.C. and access to the stairs to the upper ground floor.

Cloakroom W.C.

7'4" x 3'1" (2.24m x 0.94m)

Extractor fan, radiator, pedestal wash hand basin with a mixer tap, low-flush W.C. and tiled splash-back

First Floor Landing

Coving, door into the lounge, steps up to the kitchen / dining room area, access to the stairs giving you access to the second floor.

Lounge

12'4" x 12'0" / 6'7" x 6'0" (3.76m x 3.68m / 2.01m x 1.83m)

Large floor to ceiling picture window facing the rear, double glazed door facing the rear going out into the garden, high pitched ceiling, coving, two radiators and stairs going up to the kitchen / diner.

Kitchen / Dining Area

7'4" x 7'1" / 14'7" x 11'3" (2.24m x 2.16m / 4.47m x 3.45m)

Coving, floor to ceiling picture window facing the front, double glazed window facing the front, wall and base fitted units with cupboards and drawers, built-in NEFF oven, gas hob and NEFF cooker hood above, 1 1/2

stainless steel sink bowl and drainer unit, wine shelving, integrated dishwasher, tiled splash-back, laminate flooring throughout, radiator and door to stairs accessing the second floor.

Second Floor Landing

Coving, airing cupboard which gives you access to the Viessmann boiler, radiator and doors to bedrooms one, two and three and the bathroom.

Bedroom One

11'4" x 9'11" (3.45m x 3.02m)

Double glazed window facing the rear, coving, radiator and door into the en-suite shower room.

En-Suite

8'8" x 2'10" (2.64m x 0.86m)

Extractor fan, step-in shower cubicle with shower over, low-flush W.C., pedestal wash hand basin with a mixer tap, radiator and tiled splash-back.

Bedroom Two

11'11" x 8'7" (3.63m x 2.62m)

Double glazed window facing the front, coving and a radiator.

Bedroom Three

8'0" x 7'1" (2.44m x 2.16m)

Double glazed window facing the front, coving and a radiator

Family Bathroom

8'9" x 6'3" (2.67m x 1.91m)

Extractor fan, access to the loft (just insulated), radiator, panel bath with mixer taps and a shower attachment over, low-flush W.C., pedestal wash hand basin with a mixer tap, wall mounted shaver point and tiled splash-back

Rear Garden

Fully enclosed courtyard style north-westerly facing rear garden enclosed via panel fencing and a high brick wall, mainly made up of a patio area giving you a perfect space for entertaining, seating areas and alfresco dining with some shingle border areas, raised decking area and some steps down and a rear gate.

Garage

18'1" x 11'1" (5.51m x 3.38m)

Manual open style door, power, lighting, plumbing for a washing machine, wash hand basin with hot and cold taps.

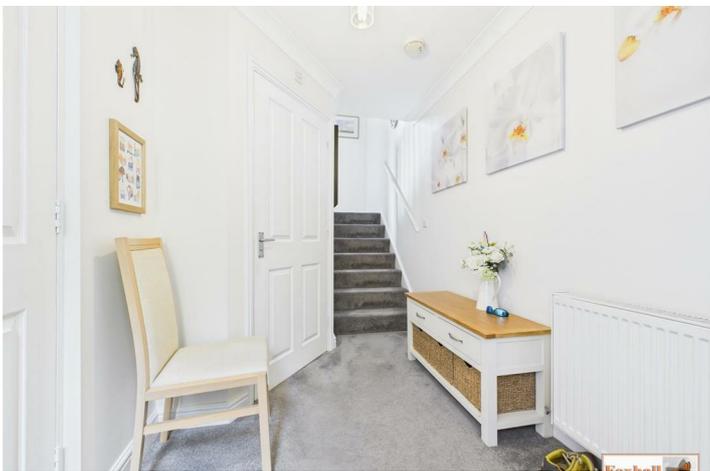
Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



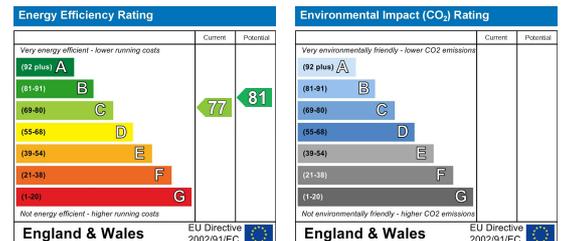
Floor Plan



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



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