

# Foxhall



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## Mayfield Road

Northgate Catchment, Ipswich, IP4 3NG

Asking price £625,000



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Within the garden a 16' x 10' timber workshop has been built which not only comes supplied with power and lighting it also incorporates fitted benches. Upstairs the contemporary en-suite and family bathroom have power showers fitted and new pump and valves have been fitted in the airing cupboard plus a new Hive system installed. There is a large access to a very spacious loft which is extensively boarded and supplied with light.

The position of the property is ideal with south facing window to the lounge and the fourth bedroom which could easily be used as a study or work from home office. The property has views further down Mayfield Road so it's not immediately overlooked from the front. There is a double concrete driveway plus a detached double garage and very handy utility room off the kitchen/diner plus a downstairs cloakroom in the hallway.

The owner was also considering a side and rear extension and has written confirmation from the council planning department that a single storey rear extension and an extension by the back door to cover over the area behind the rear garage adjacent to the utility room would not need planning permission.

## Front Garden

Neatly laid to lawn with flower and shrub borders and a double width concrete driveway leading to the double garage.

## Entrance Porchway

Front entrance door through to entrance porchway with further door through to reception hallway.

## Entrance Hallway

Hardwood front entrance door through to reception hallway with spacious understairs storage area, stairs rising to first floor and a radiator.

## Downstairs W.C.

Modern contemporary suite in gloss white with vanity unit wash hand basin with cupboards below, W.C., chrome heated towel rail, half-tiled walls and a window to front.

## Lounge/Diner

20'3" x 12'5" (6.17m x 3.78m)

Magnificent front to back lounge, a real feature of this property is a deep bay southerly facing window to front with uninterrupted views down Mayfield Close. Sliding patio doors opening directly out onto the patio and rear garden with lovely views over the garden and two double radiators. The centrepiece of the room is a feature electric fireplace with a real wood insert and the inset TV is to remain.

## Kitchen/Diner

9'3" x 8'11" (2.82m x 2.72m)

The previous separate dining room and kitchen has been knocked through to create a brand new kitchen / diner with high end fitted units and extensive range of integrated appliances to remain. This includes a new induction hob, new oven, new extractor hood, dishwasher and the installation of a water softener. Single bowl inset sink unit with under surface lighting with a feature porcelain style tiling, ample base cupboards, drawers and eye-level units, radiator at the dining room end and the kitchen is approached from the hallway via contemporary double glazed wooden doors and door leading through to the utility room.

## Utility Room

8'4" x 4'11" (2.561 x 1.511)

This has also been replaced with new units that match those in the kitchen and we have extensive range of fitted units base drawers and eye-level units with ample worksurfaces with plumbing for a washing machine and tumble dryer and heated towel rail with a tiled floor and a part glazed door leading to the side garden.

### **Landing**

The feature of this landing is the impressive full height picture window giving views from the landing over the garden and making this area full of natural daylight. Radiator, access to a good size airing cupboard and has had new pump and valves fitted and there is a new hive system and double length access to loft space which is fully boarded and supplied with power and light. The feature landing includes contemporary glazed inserts and wood flooring.

### **Bedroom One**

13'11" x 10'6" (4.255 x 3.202)

Large double bedroom with double radiator, window to rear overlooking the garden, window to side and double doors to a double built-in wardrobe with double hanging space and door to en-suite shower room.

### **En-Suite Shower Room**

Quadrant corner shower with an Aqualisa power shower and fully tiled walls, wash hand-basin, W.C., tall chrome heated towel rail, half tiled walls in the remainder of the en-suite, extractor fan and a window to side which is easterly facing making this a lovely sunny room especially in the mornings.

### **Bedroom Two**

12'4" x 9'0" (3.778 x 2.759)

Double radiator, window to rear overlooking the garden and bi-fold doors through to a built-in wardrobe with double hanging space.

### **Bedroom Three**

10'11" x 7'11" (3.329 x 2.426)

Double radiator, window to front and bi-fold doors through to a built-in wardrobe with double hanging space.

### **Bedroom Four**

7'4" x 7'11" (2.257 x 2.438)

Radiator and a window to front. If not required as a fourth bedroom this makes an ideal study/work from home office with nice views down Mayfield Road and is south facing making this a lovely sunny room for a good part of the day.

### **Family Bathroom**

6'11" x 5'11" (2.113 x 1.814)

Modern contemporary suite comprising P shaped bath with Aqualisa power shower overhead rain shower plus hand-held shower over and shower screen, vanity unit inset wash hand-basin and integrated W.C with white gloss cupboards below., tall chrome heated towel rail, half tiled walls and window to front this is southerly facing making this a lovely sunny room for a good part of the day.

### **Side Garden**

Sturdy wooden gate providing side access to the rear garden.

### **Rear Garden**

90' x 40' (27.43m x 12.19m)

Fully enclosed by panel fencing making it ideal for anyone with young children and dogs and has a number of different areas for sitting out to maximise the sunshine, having a morning cuppa, afternoon glass of wine or alfresco dining on summer evenings. Secluded rear garden completely unoverlooked from the rear with a large patio and well stocked flower and shrub borders. Within the garden is a 16' x 10' timber workshop which not only comes with power and lighting is also incorporates fitted benches.

### **Double Garage**

16'11" x 16'0" (5.176 x 4.885)

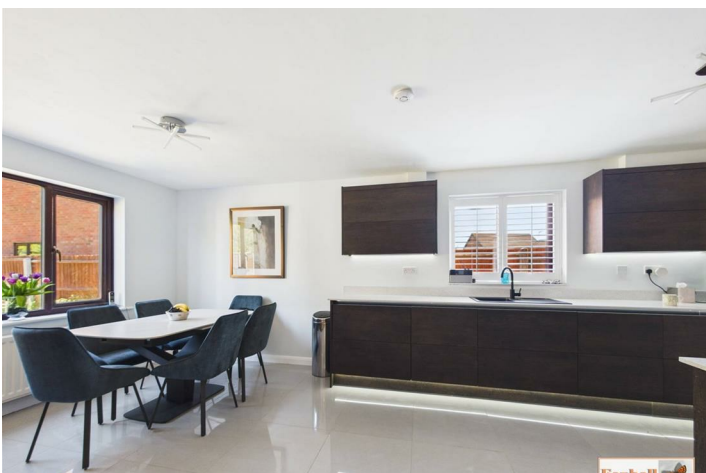
Double garage with double up and over door, extensively supplied with power and light and double length loft hatch which leads to an extensively boarded loft area, double windows to the side, full width fitted double cupboards to stay and additional two kitchen cupboards, wall mounted Baxi boiler and a personal door leading back through to the side access.

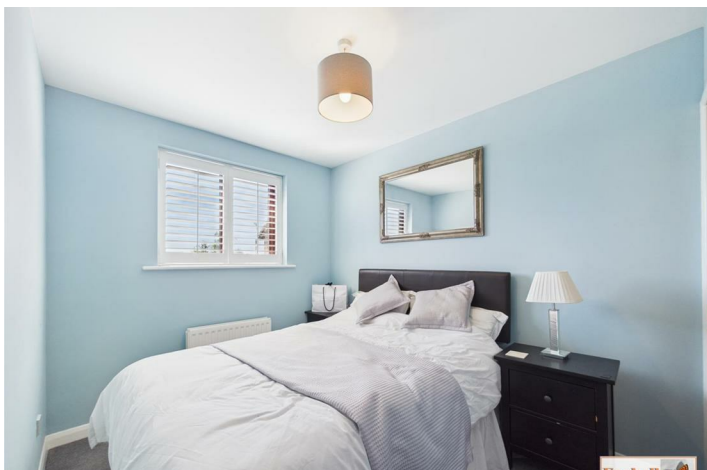
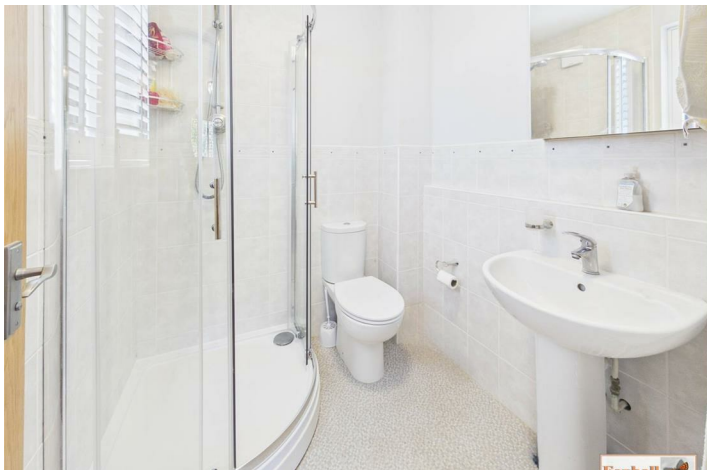
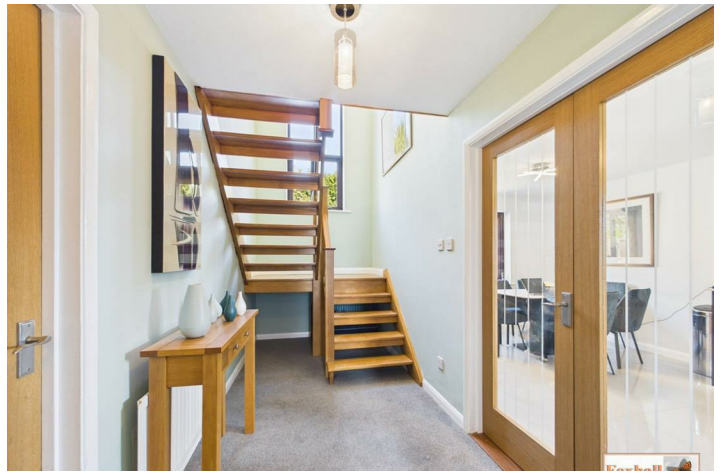
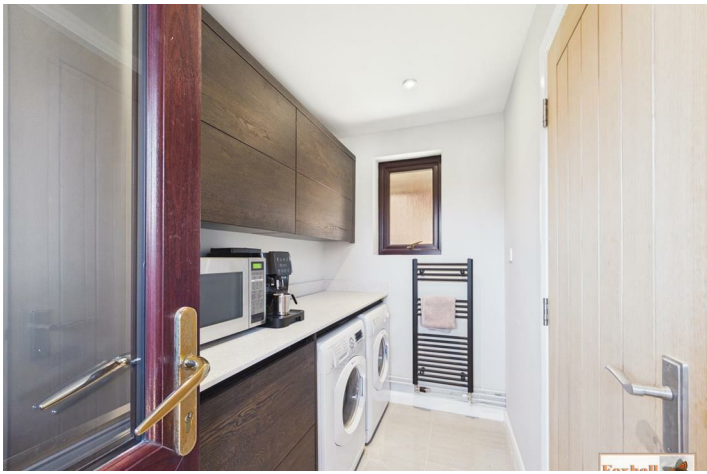
### **Agents Notes**

Tenure - Freehold

Council Tax Band - E

The vendor has written confirmation from Ipswich Borough Council that a potential proposed enclosure of the area by the back door into the garage plus a single storey rear extension would not need planning permission because it would be deemed to be within permitted development.









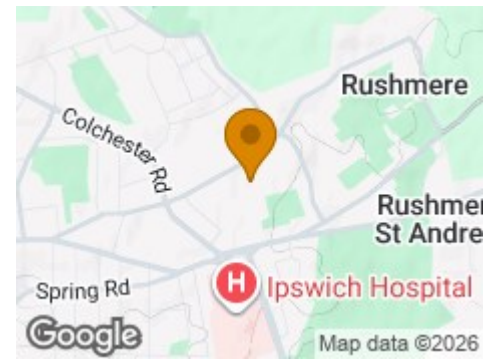
## Road Map



## Hybrid Map



## Terrain Map



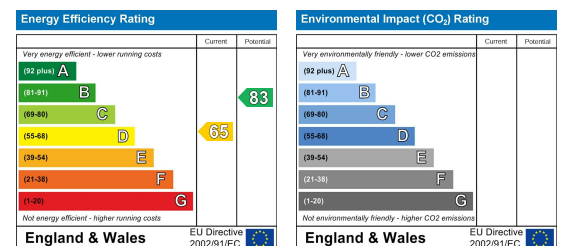
## Floor Plan



## 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.