

Foxhall



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Colchester Road

Northgate Catchment, Ipswich, IP4 4QU

Asking price £440,000



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Additionally, the property has a very nice cabin room which is ideal for a treatment room or work from home office plus a separate workshop. Throughout the property is gas central heating via radiators by a regularly serviced boiler.

The position of the property is ideal. It's in both Northgate High School catchment area plus also less than a five minute walk to St Albans High School. Ipswich Hospital is only a five minute walk away as are a selection of local shops including a Co-op, supermarket, Apple Green petrol station, hairdressers, fruit and veg shop and a very good bakers and local bus routes nearby to town centre, Felixstowe, Martlesham Heath and Woodbridge.

Front Garden

Fully enclosed by newly installed fencing, the garden is laid to lawn with well stocked borders with established shrubs and trees.

Entrance Hallway

Beautiful leaded light and stained glass inset to the wooden front entrance door to the front, radiator, stairs rising to first floor, walk-in understairs storage cupboard plus an additional understairs storage cupboard, picture rails and doors to lounge and the dining room.

Lounge

15'1" x 12'9" (4.60m x 3.89m)

Picture rails, feature UPVC double glazed window to front, focal point of the room is a fireplace with tiled backing, wooden surround and tiled hearth and a window to the side.

Dining Room

13'6" x 11'1" (4.11m x 3.38m)

Double radiator, stone fireplace surround incorporating a gas fire, picture rails and sliding double glazed patio doors to the sitting room.

Sitting Room

11'2" x 8'11" (3.40m x 2.72m)

Radiator, light and glazed to rear with UPVC style roof and fitted blinds. This is south-westerly facing making this an extremely sunny and pleasant room to sit in for a good part of the day and feature exposed brick wall on one side.

Kitchen

18'5" x 7'5" (5.61m x 2.26m)

One and a half bowl sink unit, south easterly window to side making this a very sunny and pleasant room especially in the mornings, ample work surfaces, plumbing for a dishwasher and washing machine, selection of modern gloss fronted units comprising base drawers, cupboard and eye-level units, Zanussi induction hob, plus integrated Zanussi double ovens, recessed ceiling spotlights, recess ideal for a fridge, slide out bin store, breakfast bar area and radiator beneath. Glazed door to side leading to a downstairs cloakroom and glazed door and window to the rear opening direct out onto the garden.

Bedroom Four

12'5" x 9'8" (3.78m x 2.95m)

Radiator, window to front and side and door through to the en-suite shower room.

En-Suite

9'7" x 3'7" (2.92m x 1.09m)

Fully tiled walk-in shower, vanity unit wash basin and separate W.C., tiled floor, downflow fan heater, extractor fan and a window to the rear.

Downstairs Cloakroom

7'6" x 3'9" (2.29m x 1.14m)

W.C., vanity unit wash basin with cupboards beneath, glazed door to side, downflow fan heater and window to front.

Landing

The centre piece of the landing is a beautiful semi circular original stained glass and leaded light south-east facing side window making the hall stairs and landing extremely bright and sunny.

Bedroom One

15'1" x 9'8" (4.60m x 2.95m)

Radiator, window to front, built-in double cupboard plus another small built-in cupboard.

Bedroom Two

13'6" x 11'1" (4.11m x 3.38m)

Radiator, window to rear, fitted mirror fronted wardrobes on either side of the chimney breast with fitted shelving units and a wall mounted Fujitsu air conditioning unit.

Bedroom Three

9'0" x 7'10" (2.74m x 2.39m)

This is a nice sunny double aspect room with windows to front and side, full width fitted wardrobe comprising two doubles and one single wardrobe unit.

Family Bathroom

7'10" x 7'6" (2.39m x 2.29m)

Large bathroom refurbished in contemporary style with a good size corner shower, corner bath, vanity unit wash basin with cupboards beneath and W.C., heated towel rail, fully tiled walls and floor, recessed ceiling spotlights, access to loft space with a pull down ladder and some boarding, concertina door into extremely spacious built-in airing cupboard with ample shelved storage space and a wall mounted extractor fan.

Side Garden

Extremely spacious easterly facing fully paved side garden fully enclosed to panel fencing making a real sheltered and secluded suntrap ideal for sitting out having a morning cuppa, good width sturdy side access gate and a 6' x 4' timber shed.

Rear Garden

Commences with a full width patio area which is again an absolute suntrap especially for a good part of the day, area of lawn enclosed by panel fencing and double wooden gates providing vehicular access into the rear garden if required plus an additional adjacent side access gate. There is a EV car charging point and a personal door leading through to the garage.

Cabin Room/Treatment Room

10'9" x 6'0" (3.28m x 1.83m)

Large good quality timber construction in the garden divided into two sections for a cabin room/treatment room supplied with light and power, UPVC double glazed double doors, window to side, flooring and a covered decked area at the end with outside lighting.

Workshop

10'8" x 9'1" (3.25m x 2.77m)

Personal timber door, window to side and supplied with light and power.

Garage

17'9" x 10'0" (5.41m x 3.05m)

Larger than average garage with an electric up and over door, personal windows to side with light and power.

Driveway

Accessed from Crofton Road a major selling point is this triple width block paved driveway providing off-road parking for three good sized vehicles and an outside tap.

Agents Notes

Tenure - Freehold

Council Tax Band - C



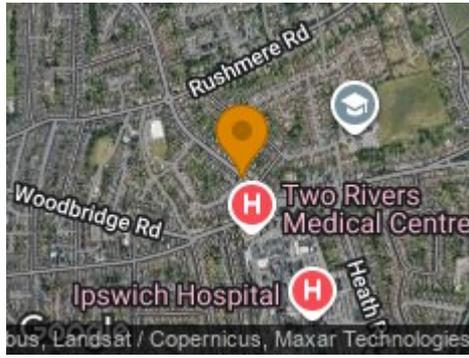




Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor 0 Building 1



Approximate total area[®]
1323 ft²
122.9 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

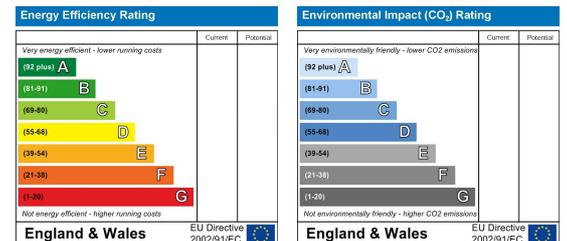
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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