

# Foxhall



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## Foxwood Crescent

Rushmere St. Andrew, Ipswich, IP4 5NY

Offers over £575,000



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## Front Garden

Shared access into a large block paved area mainly used for parking with access for up to four cars comfortably, partly enclosed via brick wall and iron rail fencing with a lawn patch, flowerbed borders enclosed by sleepers and access into the rear garden via a gate.

## Entrance Hallway

Entry via a double glazed obscure door facing the front with a double glazed obscure window above, engineered oak flooring, radiator, mid height dado rail, coving, access to the stairs, under stairs open storage area, door to the study, cloakroom W.C., lounge and double internal doors to the kitchen/dining room.

## Study

11'9" x 7'0" (3.58m x 2.13m)

Double glazed sash window facing the front, engineered oak flooring, radiator and coving.

## Lounge

20'11" x 11'3" (6.38m x 3.43m)

Double glazed sash window to the front, double glazed window facing the rear, double glazed bay window to the side and an internal single glass window which faces towards the kitchen/dining room, coving, engineered oak flooring, two radiators and a feature fireplace with a stone base and surround with a gas fire.

## Cloakroom W.C.

Spotlights, extractor fan, modern wash hand basin with a mixer tap over, low-flush W.C., radiator, half-tiled walls and tiled flooring.

## Kitchen/ Dining Area

9'11" x 8'3" (3.02m x 2.51m)

Newly fitted Infinity plus Wren kitchen that has wall and base fitted units with cupboards and drawers, space for a double oven with a large SMEG cooker hood above,

stainless steel 1 1/2 sink bowl and drainer unit inset into the worksurface with a mixer tap over, space and plumbing for a double fridge freezer. another radiator, integrated AEG dishwasher, tiled splash-back and the opening into the utility room.

## Kitchen / Dining Area

12'3" x 10'0" (3.73m x 3.05m)

Coving, half opens up to a sunroom with double glazed windows facing the rear and side with two radiators and double glazed French style doors going out into the rear garden, tiled flooring throughout and then opens up to the kitchen area.

## Utility Room

8'2" x 4'10" (2.49m x 1.47m)

Infinity Plus Wren style utility room with wall and base fitted units, wine shelving, butler sink with a mixer tap over, plumbing for a washing machine, shelving and storage space, splash-back tiling, spotlights, radiator, tiled flooring and a double glazed UPVC door facing the side going out into the garden.

## Landing

Coving, access to the loft and doors to bedrooms one, two, three and four and the bathroom

## Bedroom One

12'0" x 11'5" (3.66m x 3.48m)

Double glazed sash window facing the front, double glazed window facing the side, coving, radiator, fitted wardrobes, fitted dressing table and door into the en-suite.

## En-Suite

6'0" x 4'11" (1.83m x 1.50m)

Spotlights, extractor fan, stainless steel heated towel rail, shaver point, vanity wash hand basin with a mixer tap over, walk-in shower cubicle, low-flush W.C., bidet tap, fully tiled floor, tiled splash-back and half-tiled walls.

### **Bedroom Two**

11'11" x 10'5" (3.63m x 3.18m)

Double glazed sash window facing the front, coving, radiator, fitted wardrobes and storage space.

### **Bedroom Three**

10'2" x 9'11" (3.10m x 3.02m)

Double glazed window facing the rear, radiator, built-in mirrored wardrobes, coving and laminate flooring.

### **Bedroom Four**

8'9" x 8'5" (2.67m x 2.57m)

Double glazed window facing the rear, storage cupboard which houses the Vaillant boiler, coving and a radiator.

### **Bathroom**

6'6" x 5'5" (1.98m x 1.65m)

Large walk-in shower with waterfall showerhead and shelving that is inset into the wall with tiles, vanity low-flush W.C., vanity wash hand basin with a mixer tap, stainless steel heated towel rail, spotlights, extractor fan, half-tiled walls, tiled splashback and fully tiled flooring. Please note that the shower is an electric shower that can link to your mobile phone so it can be turned on from anywhere in the house.

### **Rear Garden**

Fully enclosed north-easterly facing landscaped rear garden, mainly fully enclosed via high brick wall, mostly laid to lawn with raised sleeper flower bed borders with a mixture of mature plants and trees. Modern fitted patio area with a shingle border giving you a perfect area for dining and entertaining, access to an outside tap, external power and lighting, a door that allows you access into the garage and a gate that gives you access to the driveway.

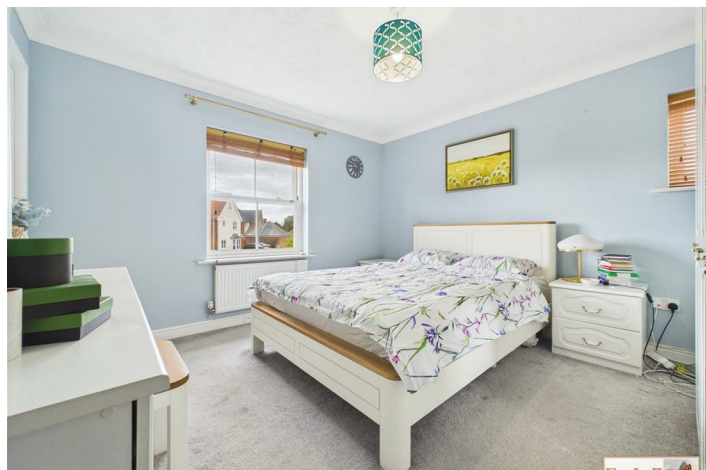
### **Garage**

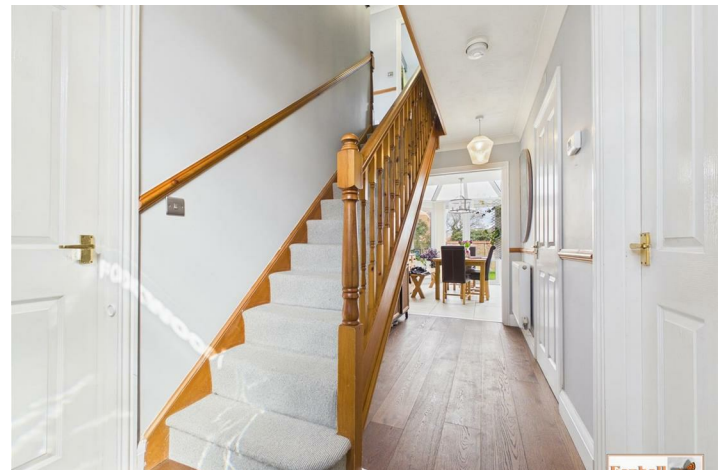
Double garage which has two manual up and over doors with power, electricity, door to the outside and a single glazed window to the side.

### **Agents Notes**

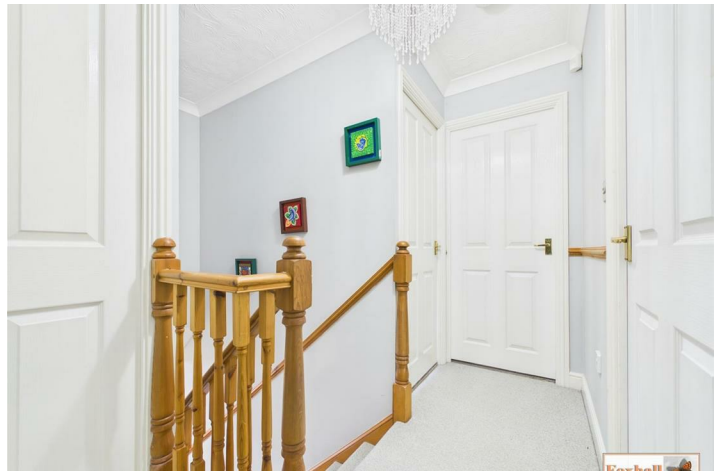
Tenure - Freehold

Council Tax Band - E









## Road Map



## Hybrid Map



## Terrain Map



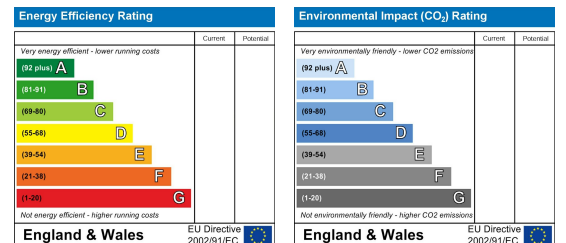
## Floor Plan



## 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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