

Foxhall



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Post Mill Gardens

Grundisburgh, Woodbridge, IP13 6UP

Price £425,000



3



2



2



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Front Garden

The driveway is accessed via a five bar gate, the remainder is landscaped to flowers, shrubs and trees, the drive provides off-road parking for several vehicles and in turns leads to the workshop and pathway to the entrance door.

Entrance Hallway

Accessed via UPVC double glazed wood effect entrance door, wood effect oak stripped flooring, radiator, smooth coved ceiling, cupboard housing wall mounted Worcester combi boiler installed in January 2025 and last serviced in January 2026 and doors giving access to.

Lounge

16'7" x 11'7" (5.05m x 3.53m)

UPVC double glazed window to front, smooth coved ceiling with inset spotlighting, radiator, wood burner with brick hearth feature fireplace sleeper, carpeted flooring and access to the kitchen/diner.

Kitchen Area

9'10" x 7'11" (3.00m x 2.41m)

Double glazed Velux skylight window to rear, Cookmaster oven with five burner gas hob and Range master hood over, space for a microwave, smooth coved ceiling, white gloss cabinets with a wooden worksurface with soft close cupboards and drawers under and matching above, tiled walls, tiled flooring, smooth ceiling with inset spotlighting and access to the kitchen/dining area

Kitchen/ Dining Area

18'6" x 9'11" (5.64m x 3.02m)

UPVC double glazed window to side, internal UPVC double glazed window overlooking the conservatory, UPVC double glazed patio door giving access to the

conservatory, 1 1/2 bowl sink with Victorian style mixer tap inset into a wooden worksurface with soft close cupboards under, space for fridge freezer, radiator, smooth ceiling with inset spotlighting with access to the first kitchen area and the lounge.

Conservatory

Brick and UPVC double glazed construction, UPVC double glazed double patio doors giving access to the garden, UPVC double glazed door giving access to the rear garden, Victorian style tile effect flooring, wall light points and a Mitsubishi heavy industries air conditioning unit.

Bathroom

6'1" x 5'4" (1.85m x 1.63m)

UPVC double glazed window to front, low-level W.C., vanity wash hand basin with cascading mixer tap, shaver point, chrome heated towel rail, shaped and panel bath with cascading mixer tap with shower attachment, part tiled walls, smooth ceiling with loft access and tiled flooring.

Rear Hallway

Bedroom One

11'1" x 10'3" (3.38m x 3.12m)

Is accessed via a dressing area which leads to a walk-in wardrobe and the bedroom itself with UPVC double glazed double doors giving access to the rear garden, UPVC double glaze internal window looking over the conservatory, smooth cove ceiling, carpeted flooring, radiator and doors giving access to the walk-in wardrobe and en-suite.

Walk-in Wardrobe

7'8" x 3'6" (2.34m x 1.07m)

With lighting and abundance of hanging space.

En-Suite Shower

7'9" x 3'9" (2.36m x 1.14m)

Walk-in double shower cubicle with independent shower over, UPVC double glazed window to side, low-level W.C., vanity wash hand basin with mixer taps and vanity cupboard over, wall light point, radiator, tiled walls, smooth ceiling with inset ceiling fan and vinyl flooring.

Bedroom Two

9'11" x 9'6" (3.02m x 2.90m)

UPVC double glazed window to side, radiator, carpeted flooring and smooth coved ceiling.

Bedroom Three

10'0" x 8'6" (3.05m x 2.59m)

UPVC double glazed window to front, radiator, oak effect striped wood flooring and smooth coved ceiling.

Rear Garden

Commences with a patio area, there is a lawn area and covered entertaining area and access to a storage shed. There is also a decked covered veranda by the bedroom and is enclosed by fencing with outdoor lighting.

Workshop

17'8" x 8'1" (5.38m x 2.46m)

Access via wood effect UPVC double glazed entrance door, workbenches, space for a fridge freezer with power and lighting and door giving access to the rear garden.

Agents Notes

Tenure - Freehold

Council Tax Band - C









