

# Foxhall



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## The Street

Rushmere St Andrew, Ipswich, IP5 1DE

Offers in excess of £275,000



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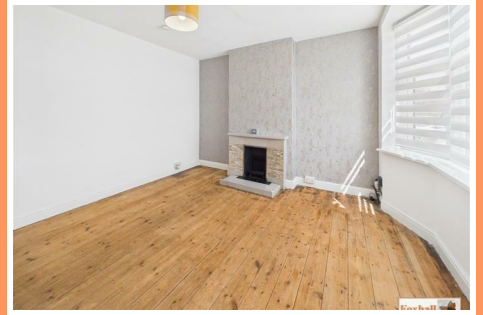
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## Front Garden

There is a drive providing off-road parking leading to the garage with mature shrubs and lawn area with pathway giving access to the entrance porch and shared side access to the rear garden.

## Entrance Porch

Access via a UPVC double glazed entrance door with door giving access to the lounge.

## Lounge

11'10" x 10'9" (3.61m x 3.28m)

Double glazed bay window to front, exposed floorboards, feature fireplace with tiled hearth, textured ceiling, radiator and door giving access to.

## Lobby

Stairs rising to the first floor and door giving access to dining room.

## Dining Room

11'10" x 10'10" (3.61m x 3.30m)

Brick fireplace, carpeted flooring, smooth ceiling, large storage cupboard under the stairs, radiator and access to the kitchen.

## Kitchen

12'1" x 6'5" (3.68m x 1.96m)

UPVC double glazed door to the side giving access to the rear garden, UPVC double glazed windows to the side and rear giving views over the rear garden, breakfast bar, single drainer stainless steel sink with a mixer tap over inset into a rolled edge worksurface with grey gloss cupboards and drawers under and matching above, space and plumbing for a washing machine, space for a cooker, radiator, Herringbone tile effect vinyl flooring, tiled splash-back, smooth ceiling and access to the ground floor bathroom.

## Ground Floor Bathroom

7'2" x 5'4" (2.18m x 1.63m)

UPVC double glazed window to side, low-level W.C., pedestal wash hand basin with a mixer tap and tiled splash-backs, shaped and panel bath with a mixer tap and shower attachment, chrome heated towel rail, splash-back boarding, Herringbone style tile effect vinyl flooring and smooth ceiling.

## Landing

Loft access, electric meters and doors giving access to all bedrooms.

## Bedroom One

11'10" x 10'9" (3.61m x 3.28m)

Two UPVC double glazed windows to front giving vast field views, radiator, smooth ceiling, carpeted flooring and storage cupboard.

## Bedroom Two

11'10" x 10'10" (3.61m x 3.30m)

UPVC double glazed window to rear giving views over the garden, radiator, carpeted flooring, storage cupboard, smooth ceiling and door giving access to.

## Study/Dressing Room/Nursery

7'2" x 6'7" (2.18m x 2.01m)

UPVC double glazed window to the rear, radiator, carpeted flooring and smooth ceiling.

## Rear Garden

Commences with a decorative stone patio area with the remainder being laid to lawn with mature shrubs, two sheds to remain one with power and lighting, outside tap and gated side access. There is also a brick shed which is housing the wall mounted Glow Worm boiler and a personal door giving access to the garage.

## Garage

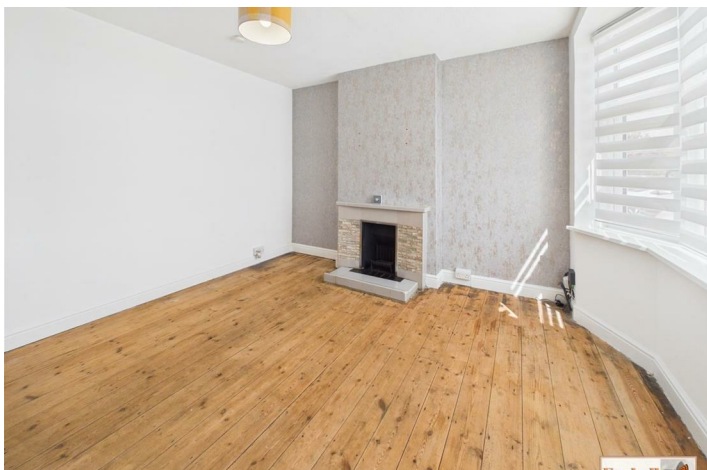
16'6" x 8'0" (5.03m x 2.44m)

Accessed by double doors, window to side, lighting and door giving access to the rear garden.

## Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



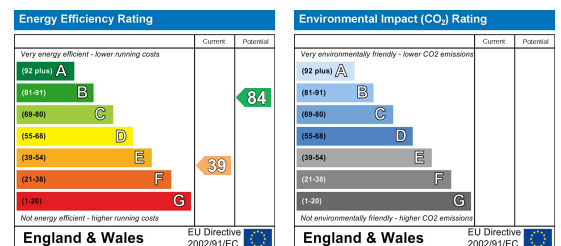
## Floor Plan



## 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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