

# Foxhall



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## Bixley Road

East Ipswich, IP3 8NT

Asking price £475,000



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## Front Garden

Enclosed by a neat brick wall with neat gravel driveway parking accomodating up to four vehicles. There are flower/shrubs borders and a slightly raised block paved area to the front door. Garage style door through to driveway side access leading to the rear garden with outside lighting.

## Entrance Hallway

Double glazed front entrance door from porchway through to the entrance hallway with flooring by Cliff Lane flooring, radiator and stairs rising to first floor with doors to all ground floor rooms off.

## Kitchen/ Dining/Sitting Area

18'3" x 11'11" (5.56m x 3.63m)

Bespoke luxury fitted kitchen by Howdens with excellent range of contemporary gloss white fronted units, comprising ample base drawers cupboards and eye-level units , integrated dishwasher, integrated fridge and freezer. The units that the integrated fridge and freezer are in could also have space for additional upright freeezer or fridge if required. There is a NEFF double oven /grill, Lamona electric/induction hob, inset sink unit with mixer taps, quartz worksurfaces, seating area, radiator, flooring by Cliff Lane flooring and double glazed patio doors opening directly out onto the rear garden.

## Utility Room

Wall mounted Ideal Logic max combi boiler, tiled flooring, plumbing for a washing machine, worksurfaces, corner eye-level cupboards, half-tiled walls, radiator, high ceiling, window and double glazed door to the side. The fact that you have a boiler and a radiator in this room with a nice high ceiling makes it a superb indoor drying room.

## Bedroom One

14'3" x 9'10" (4.34m x 3.00m)

Bay window to front with fitted vertical blinds and full width luxury bespoke fitted wardrobes with sliding doors incorporating mirrors concealing a wealth of designed hanging and shelved storage space.

## Bedroom Two

12'3" x 8'7" (3.73m x 2.62m)

Bay window to front with fitted vertical blinds and full width luxury bespoke fitted wardrobes with sliding doors incorporating mirrors concealing a wealth of designer hanging and shelved storage space.

## Bedroom Four

10'10" x 8'1" (3.30m x 2.46m)

Radiator, window to side and sliding mirror fronted double wardrobes concealing a wealth of hanging and storage space.

## Ground Floor Shower Room

8'9" x 6'3" (2.67m x 1.91m)

Lovely modern replacement extremely spacious ground floor shower room designed by Designer bathrooms with luxury double walk-in shower with overhead rainfall shower and handheld shower, W.C., vanity unit wash hand basin with cupboards below, contemporary style heated towel rail, fully tiled walls, window to rear and a double fitted towel cupboard.

## Landing

Roof light window to ceiling and through to the sitting room / dining room.

## Sitting Room / Dining Room/ Bedroom Five

20'2" x 14'2" (6.15m x 4.32m)

Large open plan room with beautiful aspect double French doors opening directly out onto a balcony overlooking the garden, radiator and a lovely square

seating area and also space for a desk/dining table if required.

### Bedroom Three

11'0" x 8'6" (3.35m x 2.59m)

Window to front, double bi-folding doors to a very spacious double sized wardrobe with hanging space and further door to additional eaves storage space within the wardrobe. On the other side another door giving access to a further eaves storage space and access to the en-suite.

### En-Suite

5'3" x 5'0" (1.60m x 1.52m)

Bath with a mixer tap and shower attachment over, W.C., wash hand basin, extractor fan and fully tiled walls.

### Rear Garden

Being westerly facing it is an absolute suntrap especially in the afternoons. It commences with a covered area and an extremely spacious full width patio ideal for sitting out having an afternoon cuppa, glass of wine or alfresco dining with steps rising up to the second part of the garden which is laid to lawn, large fig tree, conifers and camelia, enclosed brick wall area provides shelter and an additional paved seating area currently occupied by a very appealing south facing hammock. The garden then rises to another large area of lawn enclosed to one side by panel fencing and an excellent selection of established trees and shrub borders with a pond. There is fifth section of garden with a further area of lawn with established trees and shrubs with trellis and archway through to the working area which includes two 5' x 7' greenhouses and a lean to tool shed at the rear of this section is a large lean to covered area for storage with far side gate leading to the paddock.

### Paddock

155' x 102' (47.24m x 31.09m)

Fully enclosed by a combination of different types of fencing, large mature oak tree which provides shade in the hot summer months. Throughout the perimeter are a selection of established trees which both provide screening and further shade and mainly grass with large fruit cage and a double compost bins.

### Main Stable/ Workshop

12'2" x 13'7" (3.71m x 4.14m)

Wooden construction with pitched roof.

### Second Stable / Workshop

14'7" x 9'8" + 11'9" x 9'6" (4.45m x 2.95m + 3.58m x 2.90m)

Stable style door with window to side, shelving and supplied with light and power.

### Storage Building

12'1" x 7'11" (3.68m x 2.41m)

With Wooden door and plenty of space for storage.

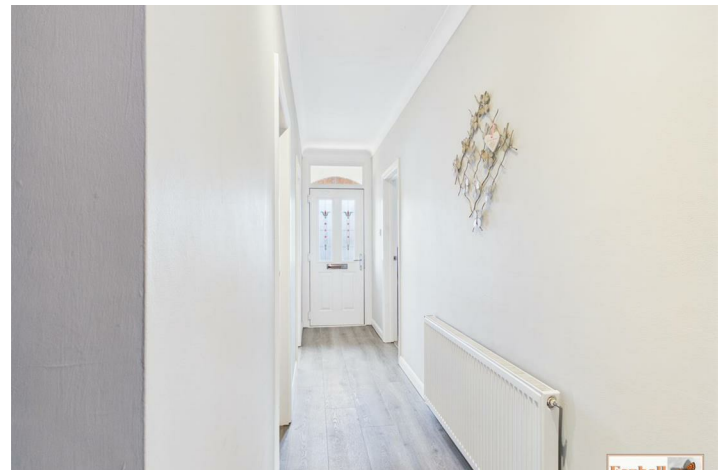
### Agents Notes

Tenure - Freehold

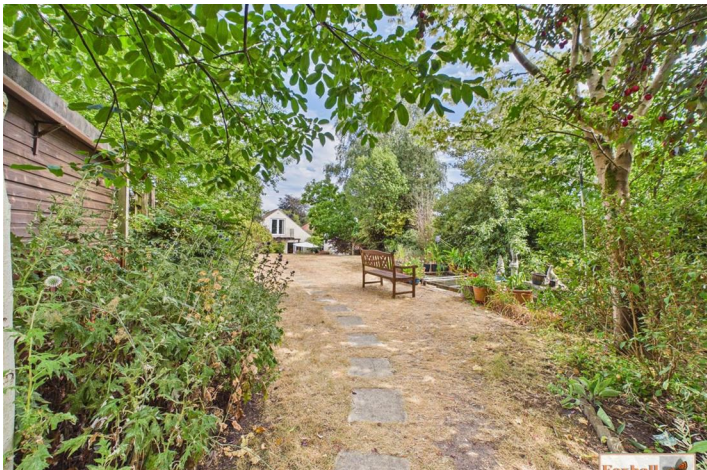
Council Tax Band - C

Owners have all the paperwork for the boiler and it's servicing.









Road Map



Hybrid Map



Terrain Map



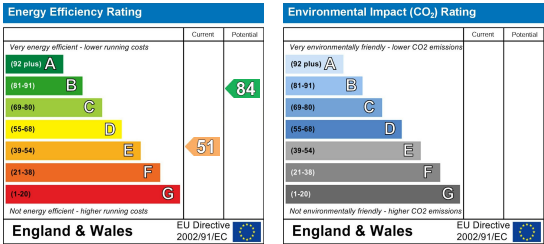
Floor Plan



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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