Foxhall

Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Cliff Lane

Rivers Area, Ipswich, IP3 0PJ

Asking price £485,000

4 2 2 C





Cliff Lane

Rivers Area, Ipswich, IP3 0PJ

Asking price £485,000





New solid wood flooring was installed a number of years ago in the hallway and this has since been re-sanded and re-varnished by Eric Dines. There is also new guttering and soffits. Heating is by a gas boiler which has benefitted from an annual British Gas service plan and there is UPVC double glazing windows and doors throughout.

The owners, at the time the small development was being constructed, had the choice of a number of plots within the cul-de-sac and they chose this one for it's larger garden with a better outlook. Also the fact that this is set well back from Cliff Lane itself so is in a quieter position and not immediately overlooked from the front by other properties courtesy of a turning area.

The property is ideally located for access to Ipswich waterfront area, Holywells and Landseer Park are on the doorstop plus the local Cliff Lane Primary School (Subject to Availability). Additionally there is a selection of shops nearby and bus routes into town as well.

Very lucky new owners of this property can move in and not need to undertake any work for many years. We throughly recommend an early internal viewing.

Front Garden

Open plan front garden laid to lawn with shrubs, There is block paved driveway which was only installed two years ago providing double width parking for two vehicles leading to the garage.

Entrance Hallway

Double glazed front entrance door through to an extremely impressive hallway with feature balustrading, stairs rising to the first floor, radiator, extremely spacious large under stairs storage cupboard, solid wood flooring which has been re-sanded and re-varnished by Eric Dines and doors to all ground floor rooms.

Lounge

20'2" x 11'5" (6.15m x 3.48m)

The centrepiece of the lounge is a wood burner which is annually serviced on a slate hearth neatly positioned within the recess with natural stone surround, window to the front which is easterly facing making this a very pleasant sunny room in the mornings, two radiators and sliding double glazed patio doors leading to the conservatory.

Kitchen / Breakfast Room

Bespoke made to measure fitted kitchen with the focal point is a large centre island with pendant lighting over, extensive worktops, quadruple breakfast bar area, ample base cupboards including an integrated fridge and a pull out double bin store. Double AEG oven and micromat-combi, AEG five ring gas hob with Zanussi extractor hood over, superb range of fitted units comprising base drawers, deep pan drawers, double corner cupboard, double doors to a built-in shelved glazed display cabinet, integrated dishwasher, additional worksurfaces, 1 1/2 bowl sink unit with food waste disposal, picture window to rear with lovely views over the rear garden and woodland beyond with plenty of wildlife to watch. Tiled splash-backs, integrated recess ceiling spotlights, radiator, additional window to rear and access to a separate loft space.

Utility Room

11'5" x 5'3" (3.48m x 1.60m)

Fully fitted utility room with an excellent range of base cupboards, drawers and eye-level cupboards, tall larder cupboard, corner cupboard which houses the Worcester Green Star wall mounted boiler, single drainer sink unit, ample worksurfaces, plumbing for a washing machine and space for a tumble dryer and a double glazed door to the side.

Dining Room
11'5" x 9'11" (3.49 x 3.04)
Lovely easterly facing room making this a very bright and full of natural sunshine with dado railing, radiator and a window to front.

Sunroom / Conservatory
12'3" x 8'8" (3.73m x 2.64m)
Of brick and double glazed construction with tiled floor, electric panel heater and double glazed French doors opening out into the garden. This is westerly facing overlooking the garden making this a very pleasant and sunny spot to sit and relax.

Downstairs Cloakroom
4'4" x 4'1" (1.33 x 1.26)
Contemporary replacement suite comprising W.C., vanity unit wash basin with work surfaces, chrome heated towel rail, half tiled walls, extractor fan and ceiling spotlights.

Landing
Impressive feature double gallery landing with the focal point is an arch window to the front which is easterly facing. The front end of the landing is extremely spacious with plenty of room for the positioning of a desk if somebody wanted to use this as a study or reading area, door to built-in airing cupboard with shelving, access to the loft space and doors to all rooms.

Bedroom One
15'8" x 9'0" (4.78m x 2.74m)
Bespoke full width fitted wardrobes professionally fitted by Hammonds with neatly laid out with shelves, drawers, pull out shoe trays, double hanging spaces and additional shelving and drawer. Radiator and a window to rear with lovely views over the woodland behind the garden.

En-Suite Shower Room
6'10" x 6'6" (2.09 x 2.00)
Modern replacement en-suite in a contemporary style with corner shower enclosure with a power shower that has a button on the side that you press so that the shower is running to temperature before anyone hops in. Double shower head both handheld and rainfall, vanity unit wash basin with cupboards beneath, W.C., window to side, fully tiled walls, chrome heated towel rail, recessed ceiling spotlights, extractor fan and RAK ceramic double illuminated mirrored cabinet.

Bedroom Two
11'6" x 10'5" (3.52 x 3.20)
Radiator and window to front.

Bedroom Three
10'10" x 9'5" (3.30m x 2.87m)
Radiator and a window to rear with lovely views over the woodland behind the garden

Bedroom Four
11'4" x 7'9" (3.45m x 2.36m)
Radiator and a window to rear with distant views of trees.

Family Bathroom
8'3" x 5'6" (2.52 x 1.68)
Luxury family bathroom in contemporary style bespoke fitted bath with fitted shower over and double screen, vanity unit wash basin with cupboards beneath and a W.C., fully tiled walls, heated towel rail, fitted corner unit with shelving, window to rear, recessed ceiling spotlights and a RAK ceramics double illuminated mirrored cabinet.

Rear Garden
Without a doubt one of the major features of this lovely property is the outstanding rear gardens which have been extensively professionally landscaped by English Landscapes. The garden commences with a circular paved patio area, which is an absolute secluded suntrap for a good part of the afternoon. Imagine sitting there watching birds and wildlife having an afternoon cuppa or al fresco dining with views over the woodland beyond. There is a circular lawn with block paved pathway and extensive range of very well stocked bark covered established flowers, shrubs and a flowering cherry tree with a water feature within the slate bed area and additional covered seating pergola with wisteria.

The garden is enclosed by a combination of brick wall and panel fencing and has colour throughout the year, there is also an outside tap and outside lighting. Sectioned off via a neat and recently installed trellis work is the second half of the garden which includes a large timber shed on a paved hard standing, an area of shingle plus wood store and side access storage. The rear garden is approached via a sturdy wide side wooden gate.

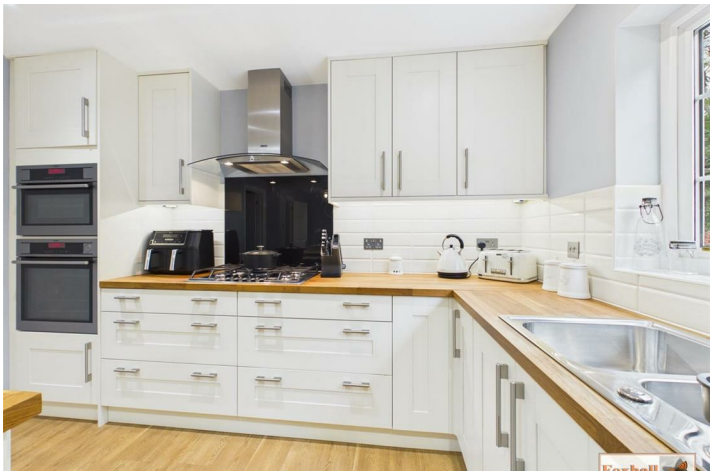
Double Garage
Immaculately presented double garage with twin new replacement up and over doors with power and light, large eaves storage space, pedestrian door leading to the rear garden and a painted floor.

Agents Notes
Tenure - Freehold
Council Tax Band - E







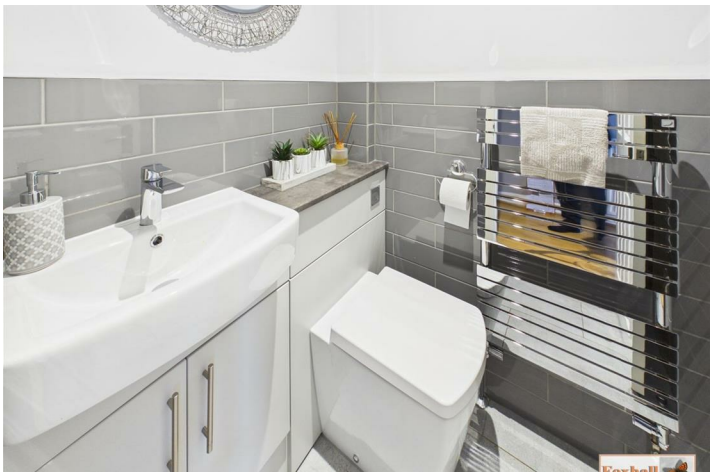


































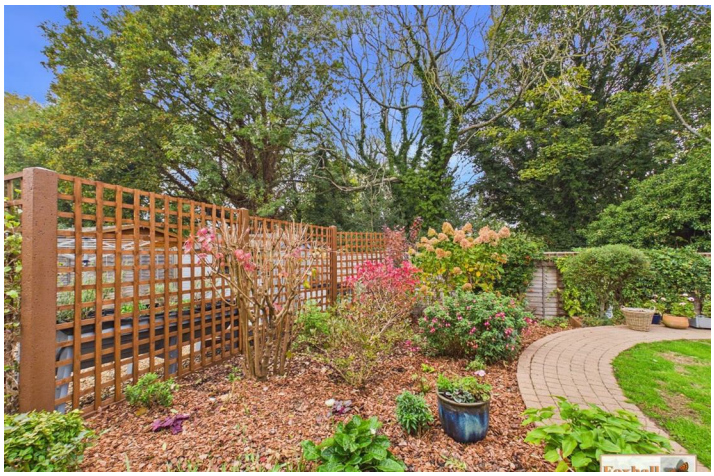














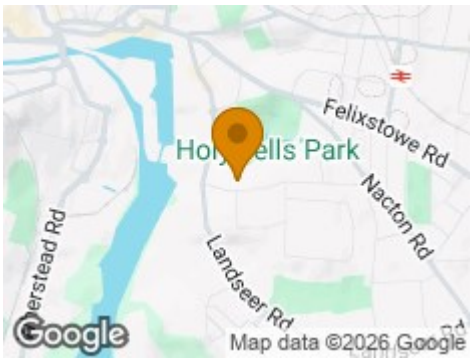
Road Map



Hybrid Map



Terrain Map



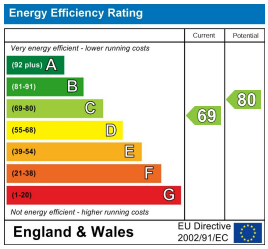
Floor Plan

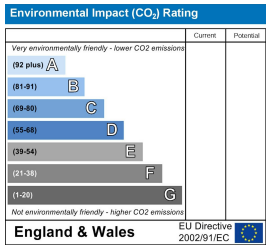


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.