

# Foxhall



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## Newby Drive

Rushmere St. Andrew, Ipswich, IP4 5UY

Asking price £425,000



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Upstairs there's an airing cupboard in the landing plus access to a loft space which is partially boarded. The wall mounted boiler in the garage has been regularly serviced with many parts replaced and the UPVC double glazed windows and doors through out the property are in pristine condition. Downstairs is a a delightful southerly facing lounge with a focal point gas fire in marble surround plus double doors opening through to a separate dining room. In turn the dining room opens out into a wonderful professionally built brick and double glazed sunroom supplied with light and also with a radiator making this useable throughout the whole year as a lovely extra room to sit out and enjoy the well maintained colourful landscaped gardens.

Outside the gardens are as well maintained as the interior of the property. The rear garden is full of colourful shrubs with a number of different areas to sit out and catch the sunshine and it is fully enclosed by panel and trellis fencing. At the front of property is a block paved driveway for at least two side by side vehicles which in turn leads to a garage which has an electric door plus supplied by power and light adjacent of which is a secure double gate, side access, outside tap and electricity point.

Newby Drive is a quiet and highly popular area of Bixley Farm. You are only a couple of minutes walk to the Millstream Nature reserve and wonderful scenic woodland surrounding this area plus Rushmere Heath itself is a stones throw away with it's golf course. It's ideal for anyone with dogs, mountain biking and young children etc. On the children front two highly sought after schools are within catchment. This is Broke Hall Primary School and Copleston High School. Another big draw is the hospital which is only a ten minute drive away.

All in all a beautifully presented house and garden in the most sought after of locations

## Front Garden

The front garden is largely block paved providing driveway parking for two good sized vehicles plus a side shingled area with extensively well stocked flower and shrubs and a little front seating area.

## Entrance Hallway

Double glazed front entrance door through to hallway with a radiator and stairs rising to the first floor.

## Lounge

16'3" x 13'6" (4.95m x 4.11m)

Beautiful south facing lounge with a delightful bay window overlooking the front garden and this room gets the sun for virtually the whole day, there is a radiator and the focal point of the room is an electric fire incorporated in a marble hearth and surround, two radiators and double doors opening through to the dining room.

## Dining Room

9'7" x 8'10" (2.92m x 2.69m)

Wide double glazed double French doors opening out into the sunroom and a radiator.

## Sunroom

12'2" x 9'8" (3.71m x 2.95m)

This beautiful lovely sunroom extension professionally constructed in brick and UPVC double glazed with pitched glazed roof, large radiator, one of the main features of the property overlooking the garden with both power and light, with double doors opening out into the garden meaning you can have full use all year round.

## **Kitchen**

10'0" x 9'8" (3.05m x 2.95m)

Modern replacement KBB kitchen fronts incorporating a NEFF oven with a four ring NEFF hob above and extractor hood over, 1 1/2 bowl sink unit with mixer taps, water softener, ample eye-level cupboards, base cupboards, drawers and deep pan drawers, radiator, tiled floor and tiling, window to rear overlooking the lovely garden and also got a cupboard which was formerly the integrated fridge and freezer and is now a larder cupboard, huge walk-in understairs storage cupboard with shelving.

## **Utility Room**

6'1" x 5'5" (1.85m x 1.65m)

Plumbing for both a washing machine and tumble dryer, recess for upright fridge freezer, matching tiling, worksurfaces and floor tiles to the kitchen, door to the downstairs cloakroom, radiator and a double glazed door to the rear.

## **Downstairs Cloakroom**

Modern replacement suite with vanity unit wash hand basin with cupboards below and a separate W.C., matching tiled floor, half tiled walls, window to side and a little radiator.

## **Landing**

Access to the loft which is partially boarded and has a fluorescent light up there, door to spacious airing cupboard with ample shelved storage space, window to side over the stairs which is south facing making the whole of the hall, stairs and landing area very nice bright and full of natural light and sunshine.

## **Bedroom One**

11'6" x 10'11" (3.51m x 3.33m)

Radiator, window to front, recessed ceiling spotlights, double sliding doors to spacious built-in wardrobe with double hanging and shelved storage space and door to the en-suite.

## **En-Suite Shower Room**

7'3" x 4'6" (2.21m x 1.37m)

Replacement KBB bespoke fitted en-suite shower room approximately five years old comprising walk-in fully tiled shower enclosure with Aqualisa shower over, vanity unit wash basin with cupboards beneath, adjacent worksurface incorporating a W.C., chrome heated towel rail, half-tiled walls, tiled floor, extractor fan, recessed ceiling spotlights, Amtico flooring and a window to side.

## **Bedroom Two/Three**

19'3" x 8'2" (5.87m x 2.49m)

This could either be used as one large bedroom which could make a huge main bedroom being front to back with southerly facing window to the front plus a window to rear ensuring this room is full of natural light and

sunshine with radiators at either end.

The current owners are using it in this way. The space for the original door is still there and this could be easily put back to a four bedroom by once again subdividing the two rooms with a stud wall and the installation of a door if four separate bedrooms were required.

## **Bedroom Four**

10'2" x 7'9" (3.10m x 2.36m)

Double sized bedroom with radiator, window to rear and a very handy built-in single wardrobe with hanging space and cupboards over.

## **Family Bathroom**

6'1" x 5'7" (1.85m x 1.70m)

Brand new replacement KBB bathroom suite in attractive seaside theme of a high quality which has never been used since fitted approximately five years ago including a P shaped bath with curved shower screen and Aqualisa shower over, vanity unit wash basin with cupboards below, adjacent worksurface incorporating a W.C., tall chrome heated towel rail, half tiled walls, extractor fan, recessed ceiling spotlights, Karndean flooring with a window to rear.

## **Rear Garden**

One of the major selling points of this property is the delightful rear garden which, like the house itself, is immaculately maintained. The garden is un-overlooked from the immediate rear enclosed by a combination of panel fencing and trellising making it ideal for anyone with young children or dogs. The garden has been extensively landscaped with lawn, a rear seating area which is an absolute suntrap in the afternoons and evenings and extremely well stocked mature flowers and shrubs with inset flowerbeds including buddleias, ceanothus, camelias, hydrangeas and pittosporums. There are also areas of shade for those hot summer days and two rear patios one immediately behind the house and the other towards the rear of the garden and there's also a small nature pond with rockery surround and alpine plants. Spacious side access which is block paved and accessed by two sturdy lockable wooden gates. Nice wide access space for storage with outside tap and outside electric socket.

## **Garage**

16'6" x 7'10" (5.03m x 2.39m)

Horman electric door and supplied with power and light and a wall mounted Worcester boiler.

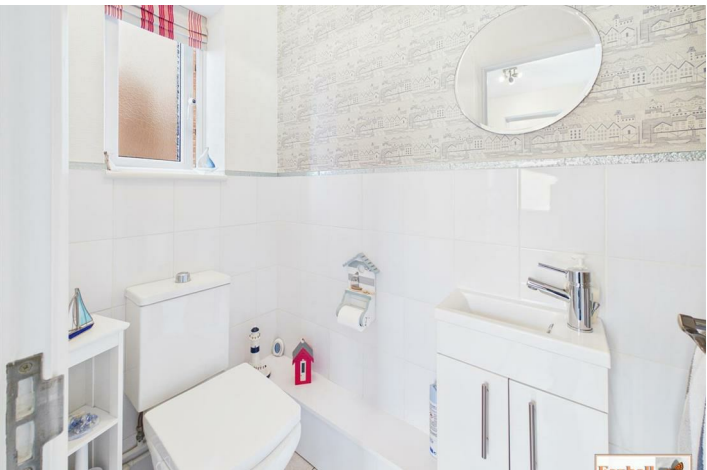
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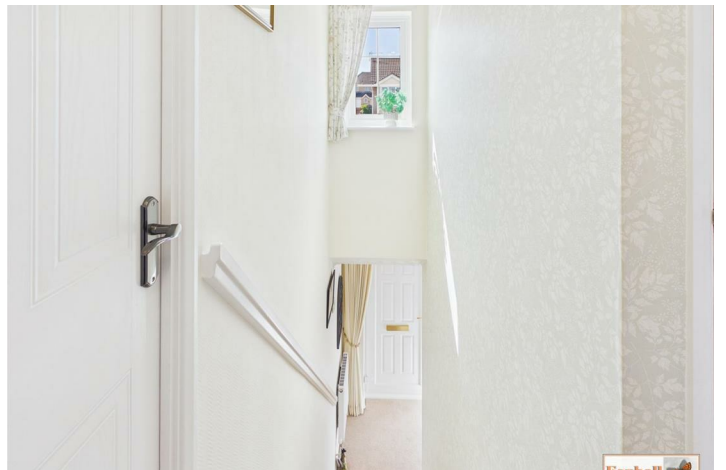
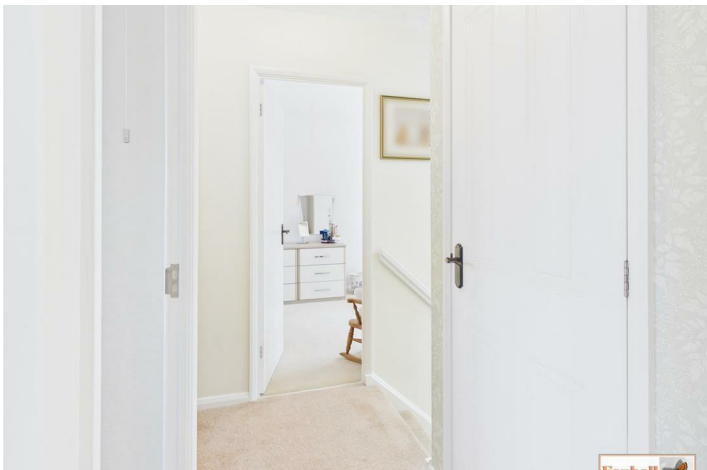
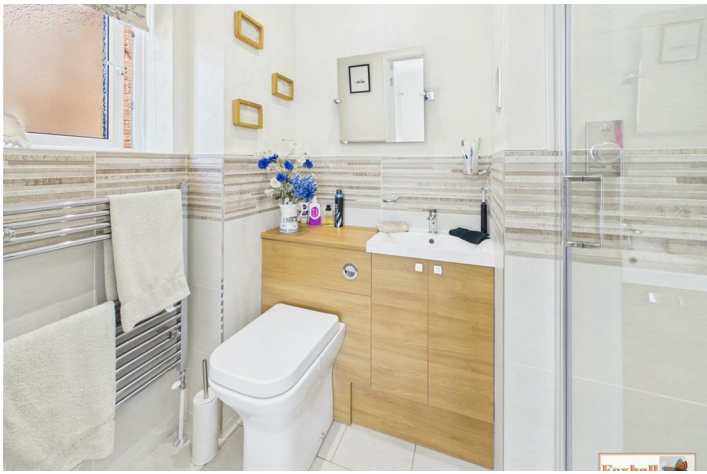
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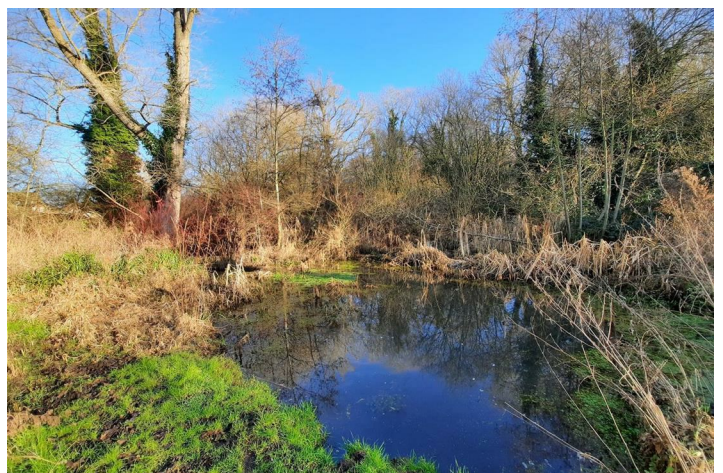
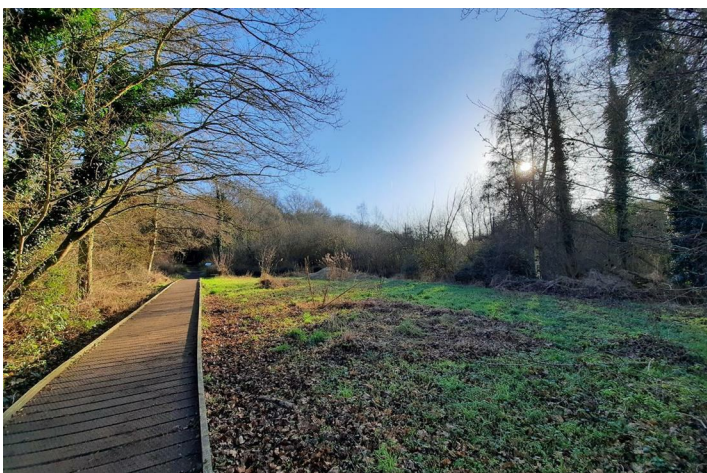
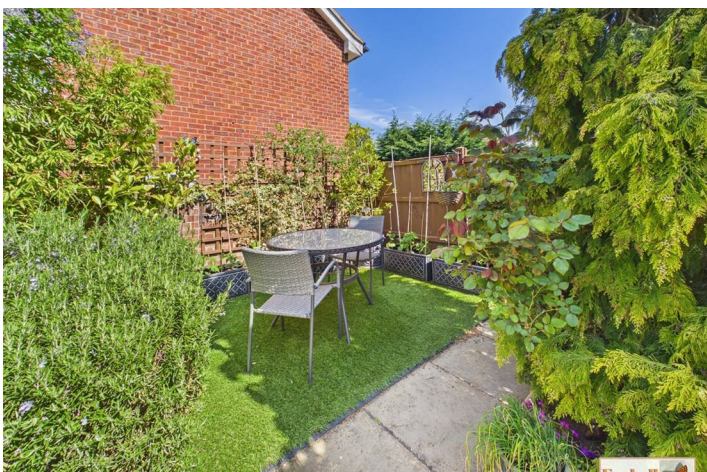
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Bedroom 2/3 could easily be returned to four separate bedrooms











## Road Map



## Hybrid Map



## Terrain Map



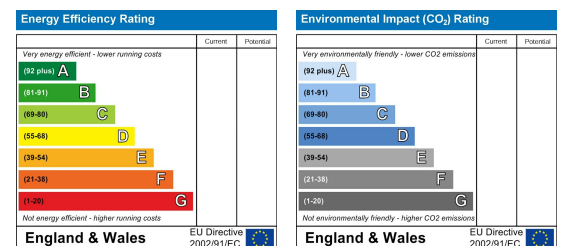
## Floor Plan



## 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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