Foxhall

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Saddlers Place

Martlesham Heath, Ipswich, IP5 3SS

Offers over £715,000

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Summary Continued

There is plenty of room to also have a large table and chairs and access to both the conservatory and utility room. Flowing from the kitchen is the large conservatory which has underfloor heating. The conservatory is ideally positioned to give fantastic views of around the landscaped garden which delights with mature trees picked for their colour or fruit, landscaped areas, patio, raised decking area, raised beds both flower and vegetable and comes with a large workshop, shed, small Wendy house and also greenhouse.

In addition downstairs there is also a extraordinary large fully fitted utility room with stainless steel sink and spaces for utilities, access to the rear garden and also a cloakroom W.C. There is also a study / bedroom five and an entrance hallway with handy storage cupboard. To the front of the property is a block paved driveway with space for several large vehicles and this leads to both the garage and also to the rear garden via both pedestrian gates and double vehicle gates.

To the upstairs, there are four double bedrooms, the largest master bedroom has superb views over the rear garden and beyond, plenty of fitted wardrobes and additional en-suite shower room with shower/steamer cubicle. The second largest bedroom has dual aspect windows. There is a spacious landing with both an airing cupboard and a storage cupboard.

Martlesham Heath offers a wide range of local amenities including supermarkets, local retail park, local bus routes and easy access to A12/A14.

Front Garden

Block paved driveway leading to the garage and also the front door providing off-road parking comfortably for several large vehicles. There is also a small area of lawn and a pedestrian and vehicular access to the rear garden and outside light.

Entrance Hallway

UPVC and double glazed door coming into the entrance hallway, double glazed obscure windows to the side, carpet flooring, two radiators, coving, brushed stainless steel switches and sockets, stairs rising to the first floor with recess under for storage and a double glazed window with fitted blind, access to the electricity box and two doors to the lounge and a large cupboard suitable for storing coats, shoes, etc kitted out with light, shelving and also has an electric socket.

Open Plan Lounge/Diner/Family Room

26'4" reducing to 20'1" (length) x 22'6" (width) (8.03m reducing to 6.12m (length) x 6.86m (width))

Dual aspect with a double glazed window to the rear, double glazed window with fitted blind to the front, three radiators, a feature fireplace with an open fire with marble surround and hearth, wall lights with dimmer switch, coving, door to the hallway and archway through to the dining room with carpet flooring and aerial points.

Dining Room

20'1" x 10'6" (6.12m x 3.20m)

Radiator, carpet flooring, coving, wall lights with dimmer switch, double glazed window to the rear and double glazed French doors out into the garden.

Kitchen/Breakfast Room

24'9" x 15'9" (7.54m x 4.80m)

Comprising of wall and base units with cupboards and drawers under, Quartz worksurfaces over, inset sink bowl drainer unit with a mixer tap over, space and plumbing for a dishwasher, five ring gas hob with an electric induction plate and removable hot plate on top of the electric Rangemaster cooker with quartz splash-back and stainless steel extractor fan over with lights, undercounter lights, under plinth lights, corner cupboards, inset wine cooler, a large American style fridge / freezer, beautiful corner larger/storage cupboard with plenty of

storage, upright spice racks and storage cupboards and plenty of cupboards over, breakfast bar with cupboards on one side, water softener, inset microwave, two double glazed windows to the rear with fitted blinds, two upright radiators, Travertine tiled floor, raised splash-backs and double glazed French doors into the conservatory.

Conservatory
14'11" x 13'10" (4.55m x 4.22m)
Indian tiled floor, UPVC and brick construction, lights and electric sockets, front double glazed French doors and also a side door going back out, plumbed in radiator, underfloor heating and fully fitted blinds to all windows and the roof windows that also open.

Bedroom 5 / Study
7'10" x 7'6" (2.39m x 2.29m)
Double glazed window to the front with fitted blind, radiator and carpet flooring.

Utility Room
15'11" x 8'3" (4.85m x 2.51m)
Tiled flooring, wall and base units with cupboards and drawers under, worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap, two double glazed windows to the front, one of which has a fitted blind, UPVC and double glazed door to the garden, wall mounted Vaillant boiler which is regularly serviced, cupboard housing the Megaflo tank and storage, space and plumbing for a washing machine, space for a tumble dryer, radiator, plenty of space for either chest freezer or upright fridges, door to the W.C, tiled floor, radiator and an extractor fan.

Downstairs W.C.
Pedestal wash hand basin, low-flush W.C., tiled floor, obscure double glazed window to the front, small loft hatch, radiator and a light.

Landing
Doors off to bedrooms one, two, three, four and the family bathroom, two radiators, two double glazed windows to the front one with a fitted blind, coving and doors to the airing and a storage cupboard.

Bedroom One
16'4" x 15'9" (4.98m x 4.80m)
Two double glazed windows to the side, carpet flooring, coving, loft hatch, two radiators, dimmer switch, aerial point, plenty of built-in cupboards with storage and a door to the en-suite. This spacious room overlooks the rear garden giving a beautiful view of the rear garden and beyond.

En-Suite Shower Room
7'8" x 6'9" (2.34m x 2.06m)
Large walk-in Jacuzzi style shower/steam room with seating area, low-flush W.C., vanity wash hand basin with cupboards under and also over with lights over the mirror, double glazed window to the rear, extractor fan, heated towel rail and coving.

Bedroom Two
15'7" x 9'0" (4.75m x 2.74m)
Dual aspect room with double glazed window to front with fitted blind, double glazed window to rear, two radiators, coving and carpet flooring.

Bedroom Three
13'0" x 9'4" (3.96m x 2.84m)
Double glazed window to the rear, radiator and carpet flooring.

Bedroom Four
8'7" x 8'6" (2.62m x 2.59m)
Double glazed window to the rear, radiator and carpet flooring.

Bathroom
8'8" x 7'8" (2.64m x 2.34m)
Four piece family bathroom with an obscure double glazed window to the front, panelled bath with a mixer tap over and handheld shower, walk-in shower cubicle, low-flush W.C., pedestal wash hand basin, half tiled walls throughout, tiled floor, coving, extractor fan and a radiator.

Rear Garden
65'7" x 66'11" (19.99m x 20.40m)
Fully enclosed rear garden mainly laid to lawn with bulbs, plants and mature trees including plum, several eating and cooking apples, silver birch copse and Acer Crimson King chosen for beautiful red leaves almost all year round, hedgerows, raised sleeper edged borders, a large workshop, shed, Wendy house, small pond, outside tap and electric points. Large patio area and raised decking area both suitable for alfresco dining, greenhouse to stay, raised vegetable plot and leading to the further secluded side garden.

Side Garden
36'0" x 57'1" (10.97m x 17.40m)
Secluded side garden with outside tap, small side area for storage and plenty of shrubs.

Garage
15'4 x 8'11 (4.67m x 2.72m)
Manual up and over door with power and light.

Agents Notes
Tenure - Freehold
Council Tax Band - D

















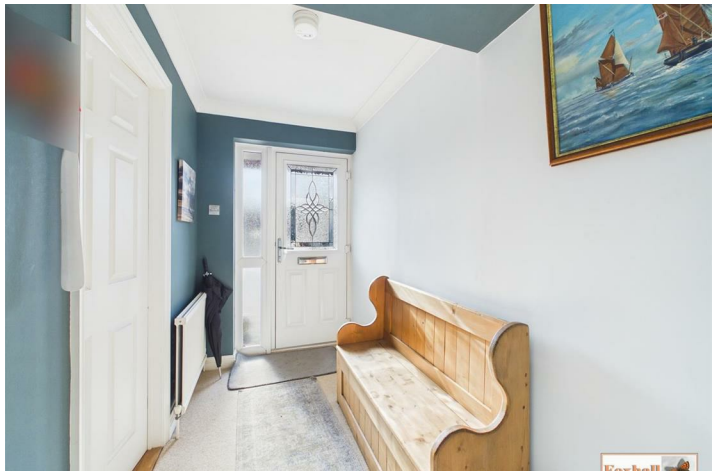


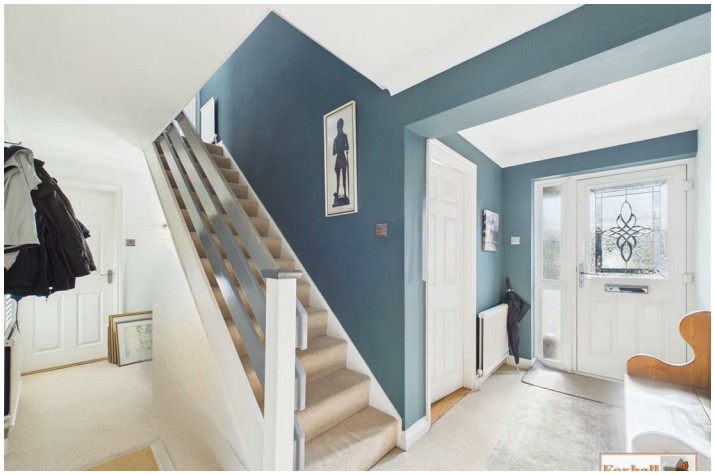














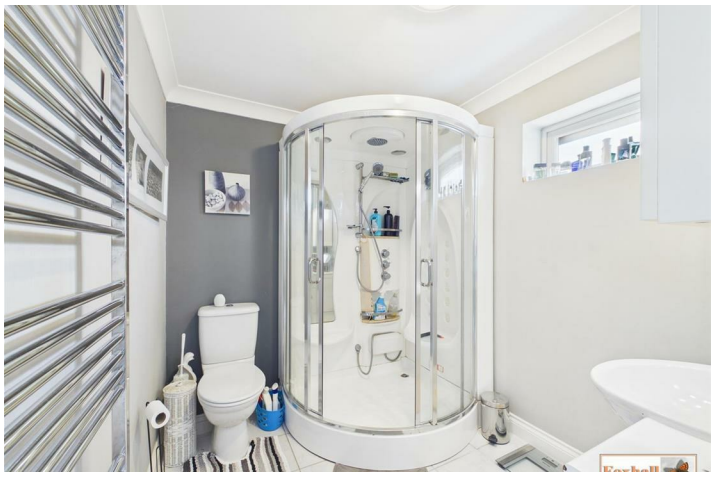








































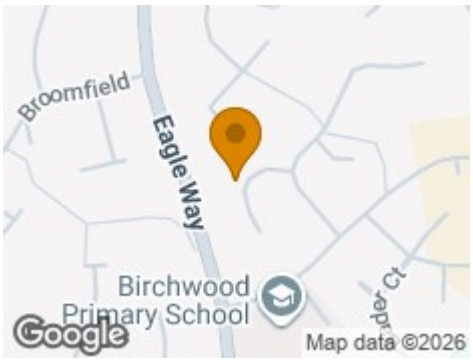





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Road Map



Hybrid Map



Terrain Map



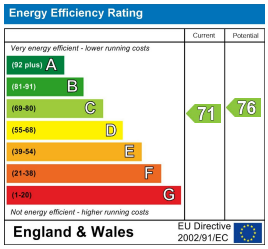
Floor Plan

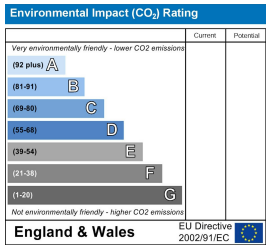


Viewing

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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