

Foxhall



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Coopers Close

Witnesham, Ipswich, IP6 9ES

Asking price £350,000



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As a result of the fact the annexe is of single brick construction this does mean that it could not be let out commercially as a separate entity. It is fully heated via radiators including the conservatory from the boiler in the main bungalow and therefore is suitable for all year round use. It would make an ideal extra accommodation for an elderly relative or family member wanting their own independence. The main bungalow also comes with a water softener and there are a huge selection of well stacked and seasoned pre-cut wood and logs which the vendors are more than happy to leave for the new owners to use the wood burner at no extra charge. If not required the wood will be removed.

Witnesham is a highly sought after village location and is approximately a 15 minute drive north of Ipswich. It has a church, local facilities and offers beautiful woodland walks with path and bridleways, making this an ideal location for anyone who enjoys the outdoor life, such as dog owners, walkers and mountain bikers.

Front Garden

Laid to concrete, ideal for hardstanding of motorhome or caravan. The front garden is open plan with inset flower/shrub borders, block paved driveway provides ample driveway parking at the front and side of the bungalow where there is also an outside tap. There is access to the right of the bungalow via lockable metal gates leading to a side storage area for wheelie bins, etc.

Porch

Sliding double glazed patio doors leading through to the porch with tiled floor and a further glazed door and side panels through to entrance hallway.

Entrance Hallway

Double radiator, double doors to built-in coat and shoe

cupboard ideal for coats and shoes etc and also housing the water softener and HRM Wallstar boiler.

Lounge/Diner

19'11" x 11'9" (6.07m x 3.58m)

Lovely east facing lounge/diner with picture window overlooking the green and trees making this a lovely sunny room particularly in the mornings. Two good size double radiators, window to side, the focal point of the room is the wood burner incorporating a feature brick built surround, wooden mantle and adjacent slate top plinth.

Inner Hallway

Access to loft space, airing cupboard plus additional cupboard over.

Kitchen

12'0" x 8'3" (3.66m x 2.51m)

Modern fitted kitchen with a lovely south facing window to side, 1 1/2 bowl Carron Phoenix stainless steel sink unit, ample units comprising base drawers, cupboards and eye-level units, Belling double oven, four ring electric hob over and high level extractor fan above, ample worksurfaces. half tiled walls, plumbing for a washing machine, plumbing for a condensing tumble dryer and a door leading through to the annexe.

Bedroom One

12'3" x 11'10" (3.73m x 3.61m)

Radiator and window to rear.

Bedroom Two

11'10" x 9'4" (3.61m x 2.84m)

Radiator and window to rear.

Bedroom Three

9'0" x 8'9" (2.74m x 2.67m)

Radiator, window to side and a door to a very handy built-in cupboard.

Bathroom

6'10" x 5'10" (2.08m x 1.78m)

Bath with Triton Ivory shower over with fitted screen, wash basin, W.C., chrome heated towel rail, fully tiled walls, tiled floor, extractor fan and a window to side with fitted roller blind.

Rear Garden

Without a doubt one of the major selling points of the bungalow is this delightful rear garden which has been extremely well maintained by the current owners. The garden is completely un-overlooked from the rear courtesy of high conifer hedging, south and westerly facing getting a good deal of sunshine especially in the afternoon. There is a spacious patio area offering an ideal position for sitting out having a morning cuppa or afternoon glass of wine. There is a large area of lawn with well stocked flower, shrub and rose borders with an additional former vegetable patch, large timber workshop which is potentially in need of repair/replacement plus a large covered wood store area and additional shed with shelving plus a fully secluded and enclosed area of lawn. There is also a lean-to side storage shed which has doors to both ends enabling access front to back via the side passageway.

Annexe

Starts with an inner entrance hallway and has its own independent access from the driveway courtesy of the UPVC double glazed front entrance door with glazed side panels and double glazed door leading directly out to the garden. The annexe comprises of :-

Lounge/Diner/Open Plan Kitchen

16'8" x 8'9" (5.08m x 2.67m)

In the kitchen area is a 1 1/2 bowl sink unit, extensive range of fitted cupboards and drawers, extractor fan, window to front which is easterly facing making this a lovely sunny room and then open through to the lounge/dining area which has a radiator, double glazed double doors leading out into the conservatory and wall light points.

Bedroom

11'0" x 9'4" (3.35m x 2.84m)

Radiator, double doors to a spacious built-in cupboard with shelf, southerly facing window to rear making this nice and sunny with views over the garden and glazed doors leading directly out into the conservatory.

En-Suite Shower Room

5'7" x 5'4" (1.70m x 1.63m)

Sector Vantage shower (not tested), fully tiled walls in the whole of the en-suite shower area, wash basin, radiator, window to side, extractor fan (not tested). The en-suite shower room could benefit from some refurbishment.

Conservatory

16'2" x 8'10" (4.93m x 2.69m)

Within the annexe is a lovely south and westerly facing conservatory with UPVC double glazed with glazed double doors opening out directly into the rear garden with fitted roller blinds to all windows and doors, large radiator, lighting enabling use of the conservatory all year round, tiled floor and double glazed doors opening out into the conservatory from the lounge and also the bedroom.

Village of Witlesham

There are many benefits to village life as you are only 15 minutes drive from Ipswich and the property is within the school catchment area of Claydon High School with school buses going from Witlesham. It is also nearby to the Moon and Mushroom pub in Swilland and fish and chips come to the green once a week. There is a regular post office and a primary school is within walking distance. There is a delightful church, walks past the church to adjoining woodland and bridle ways and footpaths making this ideal for anyone with dogs or who enjoys outdoor life.

Agents Notes

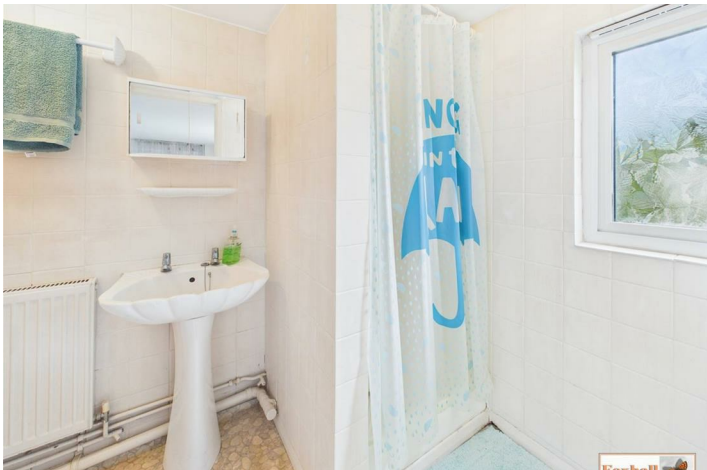
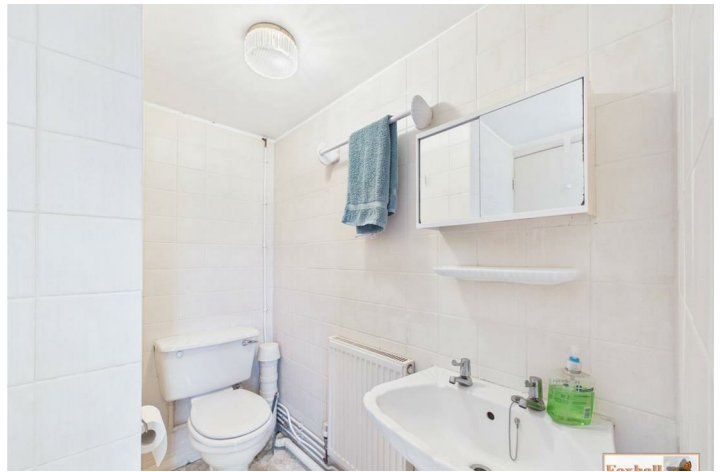
Tenure - Freehold

Council Tax Band - C

The vendor advised that at the end of July a new 1000L fireproof oil tank is being installed.







Road Map



Hybrid Map



Terrain Map



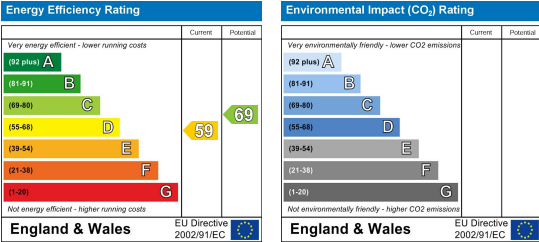
Floor Plan



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.