

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



Hardwick Close

Rushmere St. Andrew, Ipswich, IP4 5XB

Guide price £385,000



Hardwick Close

Rushmere St. Andrew, Ipswich, IP4 5XB

Guide price £385,000



Front Garden

Hardstanding suitable for two to three vehicles leading to the garage and the door to the rear lobby and porch. Mainly laid to lawn with mature shrubs.

Porch

Double glazed and UPVC obscure glazed door into the porch, tiled floor and a light.

Entrance Hallway

Wooden glazed door into the entrance hallway, carpet flooring, radiator, doors off to the W.C., kitchen, dining room and the lounge. Large cupboard under the stairs for storage, two radiators and also a further cupboard housing the floor standing Ideal boiler and stairs up to the first floor.

Kitchen

9'8" x 7'7" (2.95m x 2.31m)

Double glazed window to rear with fitted roller blind, wall and base units with cupboards and drawers under, worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap, space and plumbing for a dishwasher, space and plumbing for a washing machine, freestanding electric Belling oven with Hotpoint extractor over, tiled splash-back, under cupboard lights, serving hatch, space for a full height fridge / freezer, radiator, phone point, wooden glazed door through to the rear lobby and vinyl flooring.

Rear Lobby

UPVC double glazed door to the front goes out to the driveway and also one to the back going into the rear garden and access to the gas meter.

Dining Room

9'5" x 8'3" (2.87m x 2.51m)

Carpet flooring, serving hatch, wooden glazed door to the conservatory, large wooden glazed window making this a light and airy room and a radiator.

Lounge

19'4" x 9'7" (5.89m x 2.92m)

Two double glazed windows to the front with fitted blinds, two radiators, carpet flooring, a feature fireplace with gas fire (recently serviced on 2nd March 2026). This room is big enough and was originally designed to be both lounge and dining room and could be separated as such again if required.

Conservatory

12'5" x 9'9" (3.78m x 2.97m)

Comprising of double glazing, UPVC and wood with a UPVC roof, wall mounted heater, carpet flooring, electric points and double glazed French doors going out into the rear garden.

W.C.

Obscure double glazed window to the side, low-flush W.C. with concealed back plate, wash hand basin, radiator, tiled splash-back and vinyl tiles.

Landing

Doors to bedrooms one, two, three and four and the bathroom, extra large airing cupboard housing the water tank and plenty of storage, access to the loft which has no ladder, no light or boarding, double glazed obscure window to the side and carpet flooring.

Bedroom One

10'4" x 9'7" (3.15m x 2.92m)

Double glazed window to the front with fitted blind, carpet flooring, radiator and a double fitted wardrobe.

Bedroom Two

11'10" x 8'9" (3.61m x 2.67m)

Double glazed window to the front with fitted blinds, radiator, carpet flooring and double fitted wardrobes.

Bedroom Three

10'2" x 8'4" (3.10m x 2.54m)

Double glazed window to the rear, radiator and carpet flooring.

Bedroom Four

9'0" x 6'7" (2.74m x 2.01m)

Double glazed window to the rear, radiator and carpet flooring.

Bathroom

7'4" x 5'5" (2.24m x 1.65m)

Panelled bath with hot and cold taps with electric shower over, pedestal wash hand basin, low-flush W.C., heated towel rail, vinyl floor, obscure double glazed window to the side and tiled walls throughout.

Rear Garden

Fully enclosed secluded mature garden, large patio area, pathway to the rear, mainly laid to lawn with mature planting and an apple tree, with a small summerhouse, shed and a greenhouse to stay and an outside tap.

Garage

16'11" x 8'2" (5.16m x 2.49m)

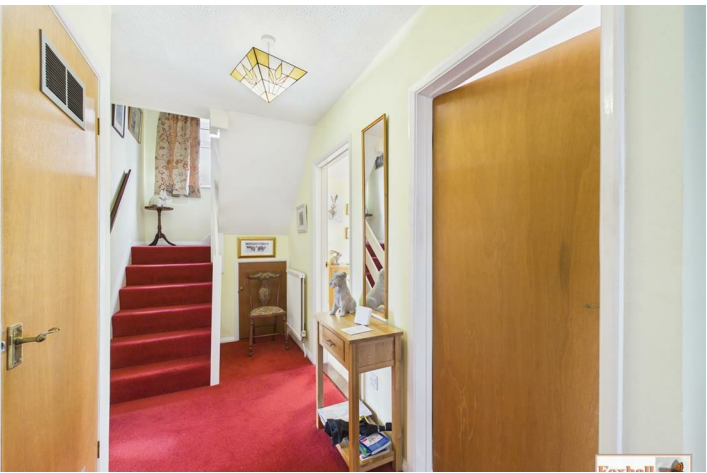
Power and lighting and a manual up and over door and a pedestrian UPVC door into the rear garden.

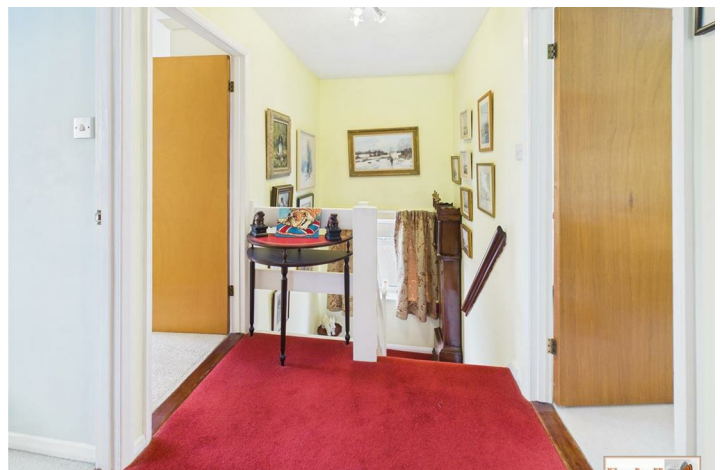
Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



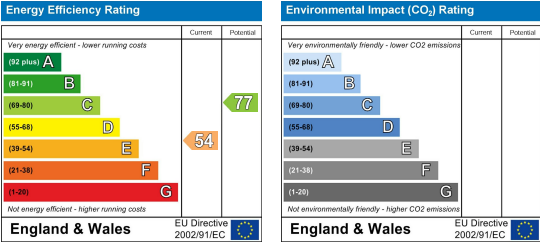
Floor Plan



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.