

Foxhall



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Rose Hill

Witnesham, Ipswich, IP6 9HU

Asking price £650,000



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Also downstairs is a separate utility room plus a luxury downstairs shower room by Woodbridge Interiors and a porchway and a rear boot room/lobby. On the first floor are four good sized bedrooms. The whole property has UPVC replacement double glazing throughout and has oil fired central heating via a regularly serviced boiler. The entire property has undergone extensive re-decoration with many new carpets. Outside are lovely landscaped gardens with a brick built outbuilding supplied with power and light and to the front extensive off-road parking for up to four vehicles via a tarmac driveway.

Ideally positioned to access the village of Witnesham which is approximately four miles north of Ipswich and offers easy access into the county town in one direction and access in the other for all the lovely countryside and villages to the north of the town. Village amenities include a local shop, village hall with an active social scene, two churches, four nearby pubs and a small primary school. The village has a bus service running into Ipswich as well.

Front Garden

Front garden fully enclosed by neat hedging, neatly laid to lawn with established lavender and shrub borders with gate and pathway leading to front door. Side access path leads to a gate for wheelie bin access etc. Very large tarmac drive providing off-road parking for four vehicles with an additional side gravelled area for a two further vehicles.

Entrance Porch

Placement composite front entrance door through to the entrance porch way with windows to side, ideal for storage of coats, boots, broly's etc and a further glazed door through to entrance hallway.

Entrance Hallway

Spacious understairs recess with stairs rising to the first floor, radiator and dado rail.

Lounge

19'4" x 15'2" (5.89m x 4.62m)

The focal point of the lounge is a lovely open fireplace on tiled hearth and timber surround. This room is triple aspect which is south, east and westerly facing making this a lovely sunny room for virtually the whole day. There is a double radiator, window to front and side and aluminium double glazed patio doors leading out to the side.

Sitting Room

13'0" x 10'10" (3.96m x 3.30m)

Fireplace recess with tiled hearth, window to front and a contemporary vertical radiator.

Kitchen/Dining Room

15'1" x 12'1" (4.60m x 3.68m)

Lovely 1 1/2 bowl sink unit inset into worktop in front of a picture window with fitted blinds with beautiful views over the garden and the fields beyond. This is westerly facing so it gets a great deal of sun especially in the afternoons. The kitchen itself is triple aspect with firstly that picture window to the side and a glazed door leading out to the rear boot room/lobby. Ample selection of quality units with base drawers and cupboards, integrated fridge, dishwasher, vertical contemporary radiator, new half panelled walls, triple drop lights over the dining room table, recessed ceiling spotlights and tiled flooring. New Belling double oven, new extractor hood, new sink and worktops, new panelling along with new lighting.

Utility Room

10'1" x 7'11" (3.07m x 2.41m)

Double drainer sink unit with cupboards beneath,

plumbing for washing machines, space for a tumble dryer, water softener, new radiator, space for a large upright fridge/freezer, additional worksurfaces, base drawers, cupboards and eye-level units.

Boot Room/ Rear Lobby

Radiator, tiled flooring and a glazed door opening out into the rear garden.

Shower Room

Luxury replacement bespoke suite by Woodbridge Interiors comprising a walk-in double size shower enclosure, vanity unit wash basin, heated towel rail, W.C., extensive tiling, recessed ceiling spotlights, extractor fan and a window to side which is southerly facing making this a very sunny and pleasant room for virtually all day.

Landing

Double radiator, window to front with lovely views across Fynn Valley golf course, access to the loft space. The landing could lend itself for a small study/office area as there would be room for a desk and chair which combined with those views would make excellent positioning. There are two cupboards on the landing one is an airing cupboard with shelving and the other is an additional shelved storage cupboard.

Bedroom One

16'1" x 11'4" (4.90m x 3.45m)

Beautiful double aspect bedroom with a double French doors opening out to a Juliet balcony which overlooks the garden and the beautiful views of the fields beyond plus field and garden views from the side window as well and a radiator.

Bedroom Two

15'2" x 10'10" (4.62m x 3.30m)

Large double size bedroom with radiator, window to front with views over the golf course.

Bedroom Three

11'10" x 10'10" (3.61m x 3.30m)

Good sized double bedroom with a radiator, window to front with lovely views across Fynn Valley golf course.

Bedroom Four

15'2" x 8'5" (4.62m x 2.57m)

Radiator, windows to rear offering lovely views over the garden and the fields beyond.

Family Bathroom

10'1" x 8'4" (3.07m x 2.54m)

Luxury bespoke designed bathroom by Woodbridge Interiors with a bath with shower attachment over, vanity unit wash basin with featured curved doors beneath, good size walk-in corner shower, contemporary heated towel rail, luxury flooring, tiling, extractor fan, window to side and down recessed spotlights and fully tiled walls.

Rear Garden

The garden commences with a large block paved enclosed patio area which is an absolute suntrap for a good part of the day ideal for sitting out with alfresco dining, having a morning cuppa or afternoon glass of wine etc. The property has delightful gardens in excess of a third of an acre being largely laid to lawn with several inset flower and shrub borders full of established flowers, bulbs, shrubs and there are a number of mature trees within the grounds. The garden is south west facing means it gets the sun for a large part of the day. There is a greenhouse, outside tap, outside power points, fully enclosed by high hedging and wire fencing, oil tank for the central heating system, shed, a lean-to plus a separate enclosed work area secluded from the rest of the property. On the other side of the property is an additional work area for storage of wheelie bins etc and side access.

Exterior Building

12'3" x 6'3" (3.73m x 1.91m)

Supplied with light and power and housing the oil fired boiler.

Double Garage

21'2" x 21'1" (6.45m x 6.43m)

Large double garage with twin electric up and over doors supplied with power and light, two windows to rear and ample eaves storage space with an EV car charging point.

Agents Notes

Tenure - Freehold

Council Tax Band - F











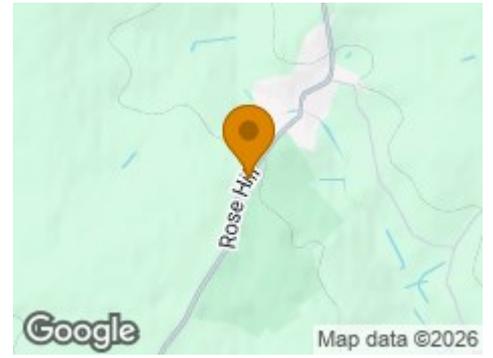
Road Map



Hybrid Map



Terrain Map



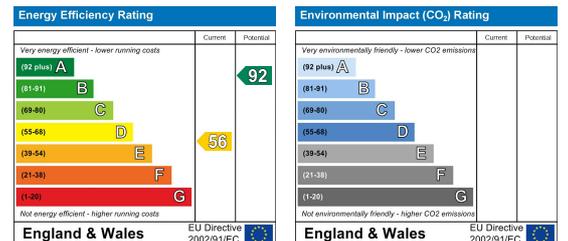
Floor Plan



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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