

Foxhall



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Melbourne Road

Australian Estate, Ipswich, IP4 5PP

Asking price £330,000



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Melbourne Road

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Another major selling point of the property is the 100ft plus fully enclosed rear garden largely laid to lawn and there is a driveway offering ample parking facilities which in turn leads to a brick built garage which is supplied with power and light.

Front Garden

Enclosed by low brick wall and being laid to lawn with a driveway in front and side of the property providing off-street parking for several vehicles.

Entrance Hallway

Double glazed front entrance door with side windows through to entrance hallway with laminate wood flooring, radiator, stairs rising to first floor with spacious understairs storage cupboard and solid wooden internal doors to the lounge, kitchen and sitting area/dining room.

Lounge

11'11" x 11'9" (3.63m x 3.58m)

South westerly facing lounge with double glazed bay window to front with fitted blinds to stay, full of natural light and sunshine for a good part of the day. The focal point of the room is a fireplace with marble backing and hearth and wood surround incorporating a gas fire (not tested) and solid oak wood flooring and solid wooden internal door to hallway. There is under floor wiring for surround sound - (new plates can be put on to reconnect the wiring).

Kitchen Breakfast Room

13'10" x 7'5" (4.22m x 2.26m)

Excellent selection of modern fitted replacement units comprising base drawers, cupboards and eye-level units, integrated fridge and freezer, Vaillant boiler which is situated in a cupboard in the kitchen with a Hive smart thermostat, NEFF double oven and induction hob plus NEFF extractor hood, ample worksurfaces, pull out trays, tiling, 1 1/2 bowl single drainer sink unit with

window to rear overlooking the garden, water softener, integrated new dishwasher, radiator, two roof lights, laminate wood flooring with underfloor heating, double glazed patio doors going out into the garden and solid wooden internal door to the hallway.

Sitting Area/Dining Room

17'0" x 9'10" (5.18m x 3.00m)

Solid wooden internal door from hallway, radiator, carpet flooring, recess for fireplace and open through to L shaped kitchen breakfast room.

First Floor Landing

Window to side and access to the loft space.

Bedroom One

13'0" x 11'1" (3.96m x 3.38m)

Radiator and bay window to front with fitted blinds.

Bedroom Two

10'11" x 10'6" (3.33m x 3.20m)

Radiator and window to rear with lovely views over garden.

Bedroom Three

7'7" x 6'7" (2.31m x 2.01m)

Radiator and window to front.

Bathroom

6'7" x 6'1" (2.01m x 1.85m)

Modern suite comprising bath, W.C., vanity unit wash basin half inset with cupboards beneath, P shaped bath with a Mira combi flow shower over, fully tiled walls in bath/shower area, heated towel rail/radiator (switch outside the bathroom which sets it on even if the heating is not on), tiled floor and a window to side.

Rear Garden

One of the major selling points of the property is a fantastic 100ft plus rear garden which is reasonably

easy maintenance being largely laid to lawn. The garden is enclosed by a combination of brick wall and panel fencing all of which is in good condition. The garden commences with a patio area, an area of lawn with raised inset flowerbed borders, and a further large area of grass beyond.

Garage

Brick built garage with up and over door and a window to side, supplied with power and light and the roof has been replaced.

Rushmere Heath & Hospital

The property is in an idyllic position. Immediately opposite is a passageway that leads direct onto Heath Road and Ipswich Hospital is less than a two minute walk away. In the other direction within a three minute walk is Rushmere Heath and golf course. This makes it ideal for anyone with dogs, golfers, mountain bikers etc. There is only a 15 minute walk to both Broke Hall Primary School and Copleston High School. Furthermore a selection of local shops at Woodbridge Road East including a Co-op supermarket, Apple Green petrol station, bakers, florist, fruit & veg shop, hairdressers etc is all only a 10 minute walk through the passageway onto Heath Road. At the end of the passageway there are also bus stops to both Ipswich and Felixstowe, plus at Woodbridge Road East only a two minute walk away there are route 66 buses to Kesgrave, Martlesham Heath, Woodbridge and villages beyond.

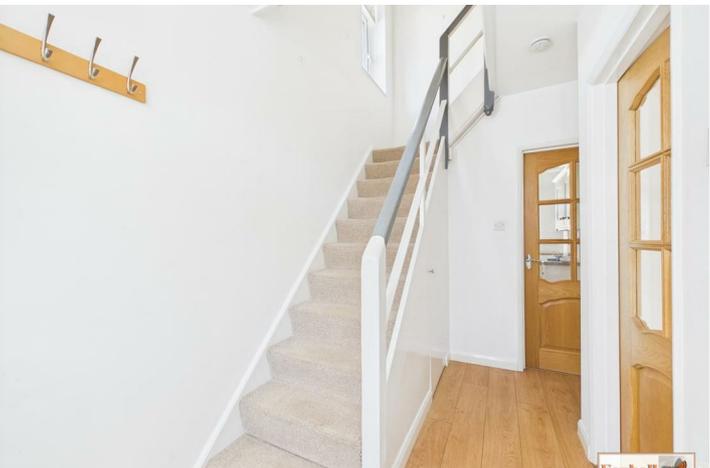
Agents Notes

Tenure - Freehold

Council Tax Band - C

Vendor is leaving his lawnmower in the garage and mirror in the front lounge as it goes well with the mantelpiece.







Road Map



Hybrid Map



Terrain Map



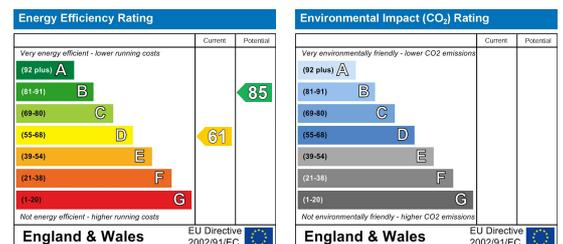
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.