

Foxhall



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Tollgate Lodge The Street

Copdock, Ipswich, IP8 3HS

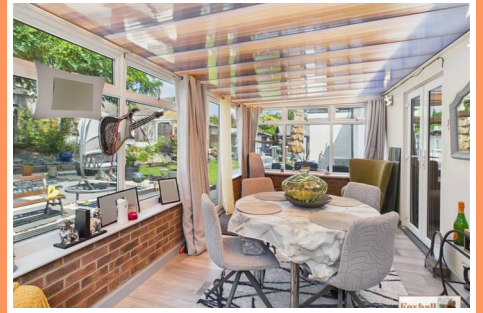
Guide price £360,000



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The Street

IMMACULATELY PRESENTED IDYLIC TWO BEDROOM BUNGALOW - FULLY RENOVATED AND UPGRADED OVER THE LAST THREE / FOUR YEARS - SUPERB VILLAGE LOCATION AND SITED IN 0.12 ACRE PLOT - FULLY LANDSCAPED REAR GARDEN WITH MODERN DECKED EATING AREA UNDERCOVER, WORKSHOP, SUMMERHOUSE TO STAY - SOLAR PANELS WITH BATTERY - UNDERFLOOR HEATING THROUGHOUT WITH NEW WATER TANK INSTALLED JULY 2026 - WOODBURNER - AIR SOURCE HEAT PUMP - ALL NEW DOUBLE GLAZED SASH WINDOWS & DOORS - BESPOKE INTEGRATED KITCHEN / BREAKFAST ROOM WITH MOVEABLE ISLAND - MODERN FOUR PIECE BATHROOM - UTILITY ROOM - GARAGE / STORE - OFF ROAD PARKING - CONSERVATORY - EXTERNAL INSULATION & RENDERING - INTERNAL OAK DOORS - USB SOCKETS IN ALL ROOMS

Foxhall Estate Agents are delighted to offer for sale situated in 0.12 acre plot this immaculately presented, fully renovated and upgraded luxury two bedroom bungalow with stunningly beautiful landscaped rear garden with undercover eating area, summerhouse and workshop to stay.

The property has been lovingly renovated and upgraded over the last three to four years and the current owners have created a bespoke kitchen / breakfast room, four piece bathroom, two bedrooms, lounge with woodburner, garage / store room, open light hallway and conservatory. They have replaced all the double glazed sash windows and doors, internal oak doors, installed external insulation, solar panels and battery, new water tank and usb sockets and underfloor heating in every room.

To the front of the property is an off road parking space, access to the rear garden and front door and an outside store. To the rear of the property is a fully landscaped rear garden, ideal for families and entertaining. There is a bespoke raised eating area under cover with shades if required, power and lighting, sunken area for a fire pit / bbq and decking area. Rest of the garden is large lawn area, raised flower beds packed with plants and leads to further eating area. To the other end of the garden is a little lazy stream, gated off from the rest of the garden. There is a large bespoke workshop which opens right out at the front and also has power, lighting and plenty of rafter storage. Summerhouse which has solar powered light and is insulated. There are sockets in place if a new owner wants to run power to it at a later date. There are also outside lights, two to the front of the property and a further three in the rear.

Front Garden

Low maintenance front garden, off road parking space, outside store, bin tidy, outside lights x 2, access to the front door and also rear garden via pedestrian gate.

Entrance Hallway

Entrance hallway with doors off to kitchen / breakfast room, lounge, bathroom and garage / store. There is also a rear door to the garden. Roof light x 2, lights and tiled flooring. Underfloor heating.

Lounge

18'8" x 10'1" (5.69m x 3.07m)

Laminate flooring, double glazed French doors off to utility room, coving, rear lobby and bedrooms and conservatory. Double glazed windows and French doors. woodburner and underfloor heating and USB sockets.

Conservatory

17'7" x 8'11" (5.36m x 2.72m)

Underfloor heating, USB sockets, uPVC double glazed windows and French doors, power and lighting.

Bathroom

7'1" x 6'4" (2.16m x 1.93m)

Panelled bath with shower over, bidet and low flush W.C. Vanity unit with bespoke hand basin. Obscure double glazed window to rear. Splash-back tiling and floor tiling. Extractor fan and shaverpoint. Underfloor heating.

Kitchen / Breakfast Room

9'10" x 9'10" (3.00m x 3.00m)

Bespoke handmade kitchen with integrated fridge, dishwasher and larder cupboard. Range cooker to stay with glass splashback and extractor over. Ceramic double sink and drainer with hot water mixer tap over which supplies boiling water and filtered cold water. The central island / breakfast bar can be moved to any position and this has further internal cupboard space. Double glazed windows to the side and front, both with fitted blinds. Laminate flooring with underfloor heating and USB sockets.

Rear Lobby

Laminate flooring with doors off to bedroom one and two. Underfloor heating.

Bedroom One

11'11" x 10'7" (3.63m x 3.23m)

Double glazed window to side and front, both with fitted blinds, laminate flooring and bespoke fitted wardrobes along one wall. Underfloor heating and USB sockets.

Bedroom Two

9'11" x 9'10" (3.02m x 3.00m)

Double glazed window to the front with fitted blind and laminate flooring. Underfloor heating and USB sockets.

Rear Garden

Large rear garden with a little village stream, completely landscaped the garden is mainly laid to lawn with raised eating / decking area, raised borders which are well stocked with mature plants, shrubs, etc and access to a large bespoke workshop which has pitched roof storage, power and lighting and stable door and front which opens right out, summerhouse with solar powered lighting and insulation (there are sockets if new owners want to install power at a later date), outside tap and a

heat source air pump and solar panels. Three outside lights, one fixed and two that work with sensors.

Summerhouse

8'1" x 7'1" (2.46m x 2.16m)

Tiled flooring, insulation and with solar power lighting and a decking area.

Workshop / Shed

13'9" x 9'0" (4.19m x 2.74m)

Power and light, workbench, plenty of rafter storage and a barn style door to the front with two UPVC double glazed windows. The front of the workshop opens right out via double doors.

Utility Room

7'5" x 6'5" (2.26m x 1.96m)

Double glazed windows and doors, vinyl flooring, space and plumbing for washing machine and space for other white goods under counter. Flooring is insulated together with the walls. Underfloor heating and USB sockets.

Garage / Store

14'4 x 8'2 (4.37m x 2.49m)

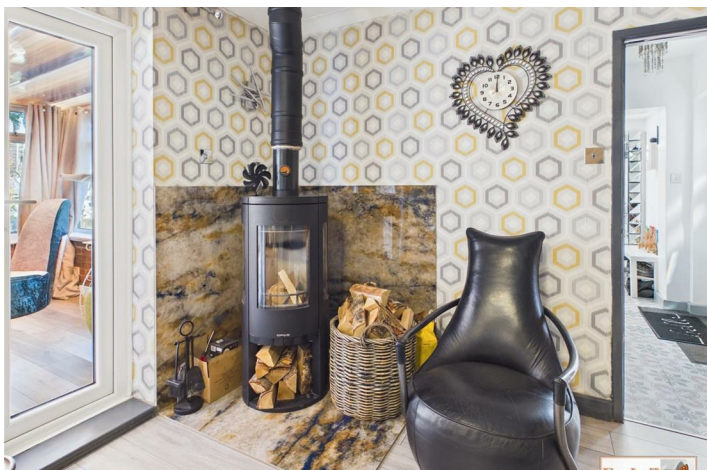
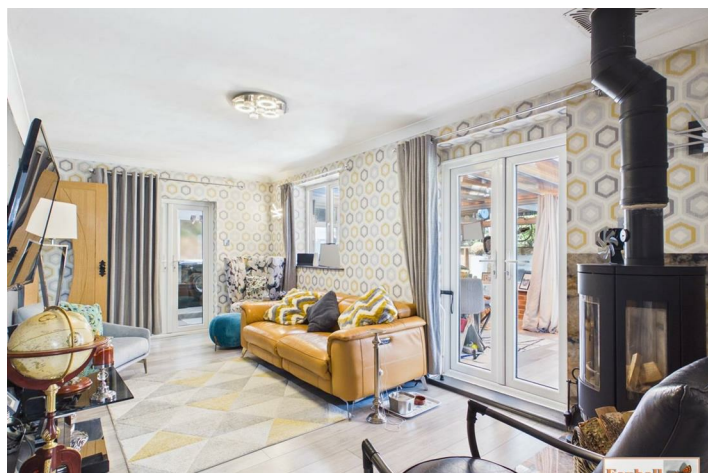
Formerly the garage, this room has been utilised currently as a store room. It houses the battery for the solar panels. It can be converted back relatively easily to a garage by the new owners if required.

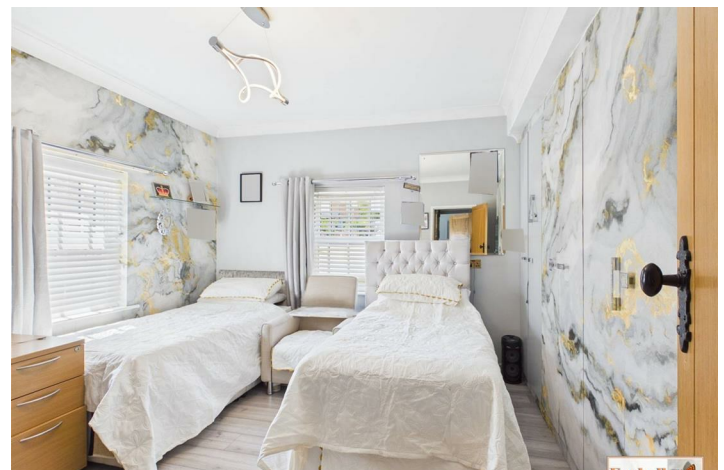
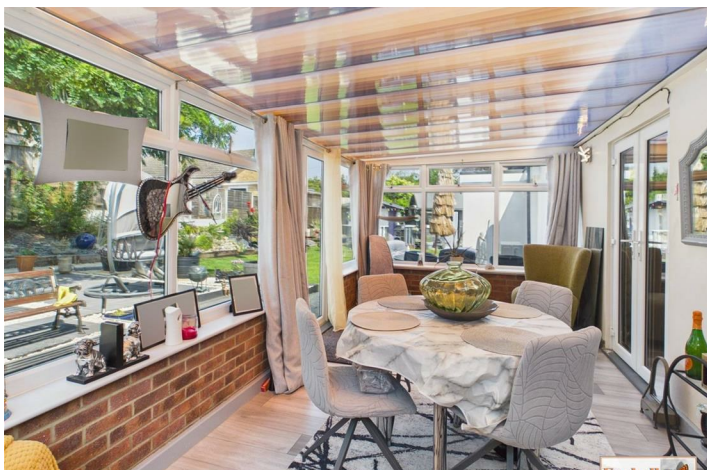
Agents Notes

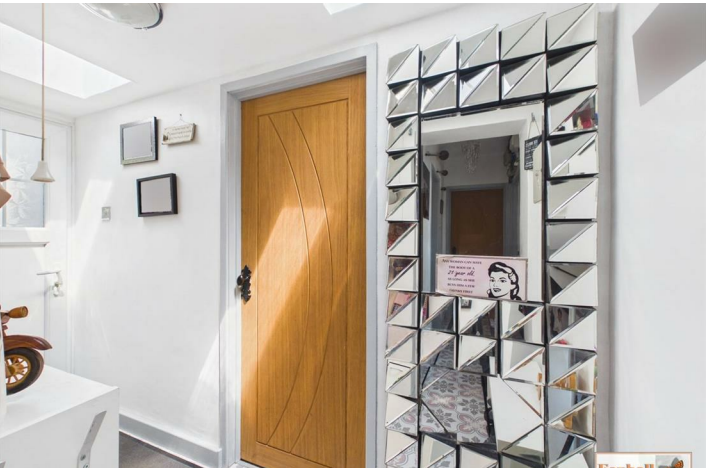
Tenure - Freehold

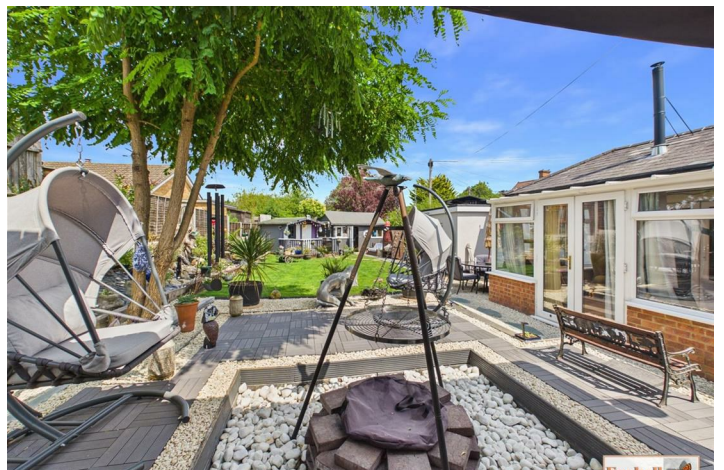
Council Tax Band - C

Solar panels are owned outright.











Road Map



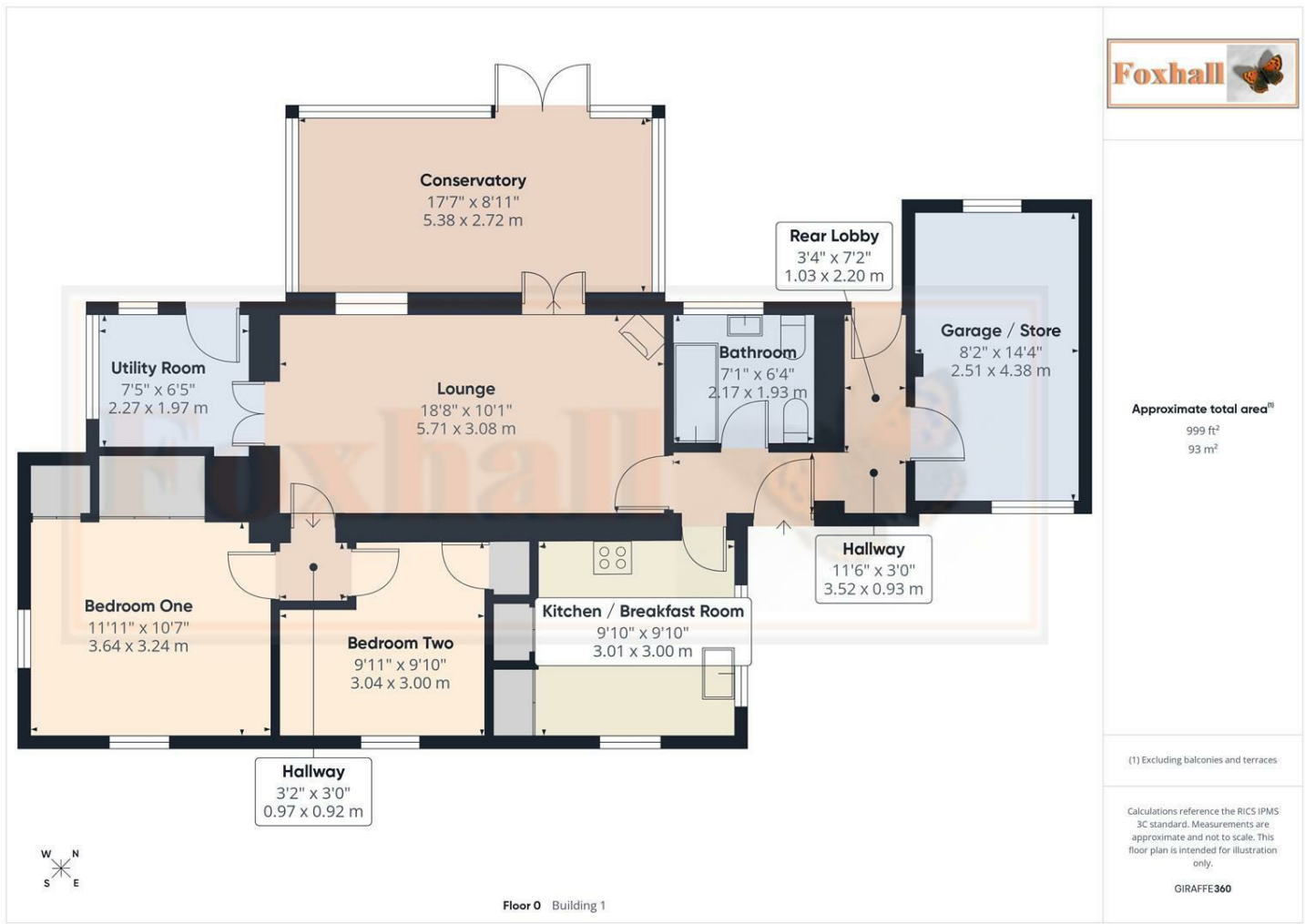
Hybrid Map



Terrain Map



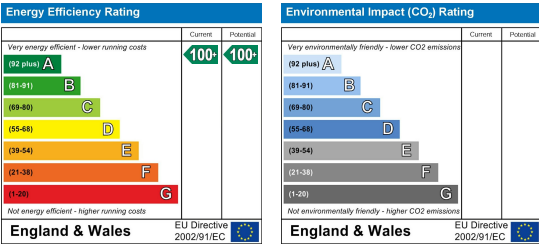
Floor Plan



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.