



Foxley Close | Ipswich | IP3 8BW

Guide Price £450,000 Freehold



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estate agents



# Foxley Close, Ipswich, IP3 8BW

CHAIN FREE - An extended and very well presented four double bedroom executive detached family home of generous proportions, ideally located on a desirable cul-de-sac to the preferred prime East of Ipswich, convenient to Copleston School. The excellent accommodation briefly comprises; enclosed porch, entrance hall, striking kitchen-dining and family room with glazed vaulted roof and bi-fold doors to garden, sitting room, office/play room, utility room and cloakroom on the ground floor with landing, four double bedrooms, en-suite shower room to the primary bedroom, and family bathroom on the first floor. To the outside there is off-road driveway parking and access to an integral garage, whilst to the rear there is a pleasant private garden mainly laid to mature lawn with raised decking entertainment area. Early viewing to fully appreciate this deceptively spacious, well positioned home is highly advised.

## FRONT ENTRANCE DOOR TO

### ENTRANCE HALL

Stairs to first floor, doors to.

### SITTING ROOM

15' 4" x 10' 2" approx. (4.67m x 3.1m) Double glazed window to the front. Featured fire place with wood burner.

### CLOAKROOM

Two piece suite comprising of low level W/C and wash hand basin.

### STUDY/PLAY ROOM

9' 5" x 8' 4" approx. (2.87m x 2.54m) Wall mounted shelving, eye level stable style doors opening to kitchen-dining & family room.

### KITCHEN- DINING & FAMILY ROOM

24' x 20' 10" approx. (7.32m x 6.35m) One and a quarter sink unit with mixer tap. Adjoining work surface with under cupboards and drawers and matching base units. Built in double electric oven along with gas hob and extractor hood/ light over. Integrated dish-washer, space for fridge-freezer, additional breakfast bar. Open planned into dining area with opening through to the family area with glazed vaulted roof and bi-fold doors to garden, tiled flooring.





Total area: approx. 162.2 sq. metres (1745.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### UTILITY ROOM

6' 2" x 5' 6" approx. (1.88m x 1.68m) Round sink unit with mixer tap over. Adjoining work surface with space under for washing machine. Wall mounted boiler and shelving. Door to the side.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Built in airing cupboard, access to loft, doors to.

### MAIN BEDROOM

17' 1" x 13' 8" approx. max. plus recess. (5.21m x 4.17m) Double glazed window to the front, two built in double wardrobes, door to en-suite.

### EN-SUITE

Three piece suite comprising of low level W/C, pedestal wash hand basin and built in shower cubical. Tiled splash backs and tiled flooring with obscured double glazed window to the side.

### BEDROOM TWO

12' 4" x 10' 8" approx. (3.76m x 3.25m) Double glazed window to the rear with built in wardrobe.

### BEDROOM THREE

12' 4" x 10' 10" approx. max. (3.76m x 3.3m) Double glazed window to the rear with built in wardrobe.

### BEDROOM FOUR

11' 2" x 9' approx. (3.4m x 2.74m) Double glazed window to the front.

### FAMILY BATHROOM

7' 11" x 7' 2" approx. max. (2.41m x 2.18m) Three piece suite comprising of low level W/C, pedestal wash hand basin and enclosed bath with shower attachment over. Tiled splash backs and flooring. Obscured double glazed window to the side.

### OUTSIDE

Enclosed by small hedging, mainly laid to lawn with flower and shrubs. Driveway to the side allowing off road parking for two to three cars leading to integral garage. Gated pedestrian access leads to the rear garden which is enclosed by panel fencing, mainly laid to lawn with raised decking entertainment area. Flower and shrub borders. Side passage with built in shed area and wood storage. Southeast facing.

## IPSWICH BOROUGH COUNCIL

Tax band E - Approximately £2,633.51 PA (2023-2024).

## NEARBY SCHOOLS

Broke Hall Primary and Copleston School.

| Energy performance certificate (EPC)  |                           |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
|---|---------------------------|--|-----------|-----------|-----|---|--|--|-------|---|--|--------|-------|---|--------|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|--|--|
| Forley Close<br>IPSWICH<br>IP3 8BW  | Energy rating<br><b>C</b> | Valid until: 16 May 2026<br>Certificate number: 8505-0331-2529-8797-2563 |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Property type   | Detached house            |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Total floor area  | 149 square metres         |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <b>Rules on letting this property</b>   |                           |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Properties can be let if they have an energy rating from A to E.  |                           |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).  |                           |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <b>Energy efficiency rating for this property</b>   |                           |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| The graph shows this property's current and potential energy rating.  |                           |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| This property's current energy rating is C. It has the potential to be B.   |                           |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  |                           |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60  |                           |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| <table border="1"><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td>81   B</td></tr><tr><td>69-80</td><td>C</td><td>72   C</td><td></td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table> | Score                     | Energy rating  | Current   | Potential | 92+ | A |  |  | 81-91 | B |  | 81   B | 69-80 | C | 72   C |  | 55-68 | D |  |  | 39-54 | E |  |  | 21-38 | F |  |  | 1-20 | G |  |  |  |  |
| Score   | Energy rating             | Current  | Potential |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 92+   | A                         |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 81-91   | B                         |  | 81   B    |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 69-80   | C                         | 72   C   |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 55-68   | D                         |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 39-54   | E                         |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 21-38   | F                         |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |
| 1-20  | G                         |  |           |           |     |   |  |  |       |   |  |        |       |   |        |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |  |  |



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