



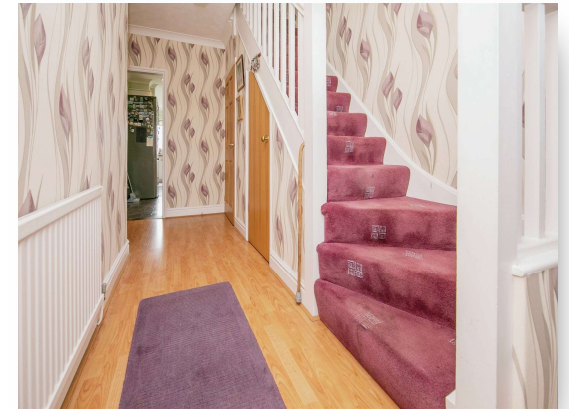
**Foxhall Road, Ipswich IP4 5TE**



**welcome to**

**Foxhall Road, Ipswich**

**\*\*IMPRESSIVE PLOT\*\* \*\*EXCELLENT FAMILY HOME\*\* \*\*EAST IPSWICH\*\* \*\*GARAGE AND OFF-ROAD PARKING\*\* \*\*KITCHEN/DINING ROOM OVERLOOKING GARDEN\*\* \*\*VIEWING HIGHLY RECOMMENDED\*\***



### **Entrance Hall**

Part glazed entrance door leading into the light and airy entrance hall, porthole window. Stairs rising to first floor with understairs storage.

### **Lounge/Dining Room**

25' 7" x 11' (7.80m x 3.35m)

Window to front aspect. Brick built open feature fireplace with tiled hearth. Wall lights

### **Kitchen/Breakfast**

20' 8" x 19' (6.30m x 5.79m)

Ideally located to the rear of the property with window to the rear overlooking the garden, and a door to the side leading to the utility room. The kitchen has a wide range of floor and wall units with a co-ordinated work surface over, integrated oven, hob and extractor, one and a half sink drainer unit with mixer tap over. In the breakfast area there are patio doors to rear leading to the garden

### **Utility Room**

9' 9" x 9' 6" (2.97m x 2.90m)

Fitted with a range of floor and wall units with co-ordinated work surfaces, splash back tiling, space for tumble dryer, space for washing machine, window to rear, door to garden and door to garage.

### **First Floor Landing**

Access to all bedrooms and family bathroom.

### **Bedroom One**

13' 7" x 11' (4.14m x 3.35m)

Window to front and door to ensuite shower room.

### **En-Suite Shower Room**

6' 9" x 6' 1" (2.06m x 1.85m)

Window to front aspect. Three-piece suite comprising of shower, wash hand basin and low-level WC. Extractor fan.

### **Bedroom Two**

12' 1" x 11' (3.68m x 3.35m)

Window to rear, airing cupboard housing the water tank.

### **Bedroom Three**

9' 9" x 8' 6" (2.97m x 2.59m)

Window to rear aspect

### **Bedroom Four**

10' 5" x 9' 9" (3.17m x 2.97m)

Window to front aspect, built in wardrobes with sliding mirror doors.

### **Bathroom**

Window to rear, corner bath with shower over and tiling to splashbacks, low level WC, wash hand basin.

### **Outside Rear**

The rear garden is laid to lawn. The generous plot benefits from beginning mainly laid to lawn and has a sandstone patio. There is a pedestrian access gate and two sheds which we are advised will remain.

### **Outside Front**

To the front of the property is off road parking area, for multiple vehicles.

### **Former Garage**

10' 8" x 9' 10" (3.25m x 3.00m)

The garage, being a smaller size, is ideal for use as an office or gym. An early viewing is advised to appreciate the space.



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welcome to

## Foxhall Road, Ipswich

- DETACHED FAMILY HOME
- EAST IPSWICH
- GOOD SCHOOLS NEARBY
- IMPRESSIVE GARDEN
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

**£495,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW103194 - 0004

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