

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Dobbs Lane

Kesgrave, IP5 2QE

Offers in excess of £350,000



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Summary continued

Over the road is Gorseland Primary School and the property also falls within the Kesgrave High School catchment. Easy access to BT's Adastral Park, Suffolk Constabulary Headquarters, Purdis Farm and Rushmere St Andrews Heath & Golf Course, A12/A14 and plenty of local shops, restaurants and amenities.

Contact us for a viewing today 01473 721133

Front Garden

Mid height fence leads onto the hardstanding driveway suitable for at least three or four good sized cars or more. There is a further area of shingle to allow for planting or further parking. Leading to the front entrance door.

Entrance Hall

Beautiful front entrance via UPVC front door leading into the entrance hall with mosaic tiled floor leading through to doors to bedrooms one, two, three and potentially four / former kitchen, family bathroom and lounge. Good sized walk in storage cupboard, spotlights and loft access (which is part boarded and has power and light and ladder access).

Bedroom One

10'11" x 10'9" (3.33m x 3.29m)

Double glazed window to the front and radiator.

Bedroom Two

10'11" x 10'10" (3.34 x 3.31)

Double glazed window to the front and radiator.

Bedroom Three

10'10" x 10'9" (3.32 x 3.29)

Double glazed window to the side, fitted wardrobes and radiator.

Potential Bedroom Four / Currently Former Kitchen

10'10" x 10'9" (3.32 x 3.28)

Currently the former kitchen for the property, this room is the same size as all three bedrooms at the property and an opening has already been started through to a potential en-suite. A local quote has been obtained for the removal of the former kitchen and details are available on request. Double glazed window to the side and radiator. Wall and base units with drawers and cupboards under, work-surfaces over, stainless steel one and a half sink bowl and drainer unit with mixer tap and gas hob and oven with extractor over, tiled flooring and splash-backs, integrated fridge / freezer and space for dishwasher.

Potential En-Suite

6'11" x 6'2" (2.1175 x 1.8901)

Walls for this potential en-suite are already in place and waiting access via the fourth bedroom / former kitchen.

Family Bathroom

Family four piece suite comprising of panelled bath with shower over, tiled walls, low level W.C., bidet, pedestal wash hand basin with mixer taps and extractor fan. Fitted storage cupboards floor to ceiling.

Kitchen / Diner / Breakfast Room

15'6" x 11'6" (4.73 x 3.51)

Under three years old this recently fitted contemporary style kitchen with centre island breakfast bar, wall and base units with cupboards and soft close drawers under and plenty of work-surfaces over, including full length larder cupboards, breakfast bar also has plenty of cupboard and drawers under with work-surfaces over, integrated electric Neff touch surface hob and Neff

electric oven, spotlights, French doors leading to rear garden and decking area, stainless steel sink and drainer, integrated dishwasher, space for fridge freezer and contemporary upright radiator.

Utility Room

7'5" x 7'1" (2.2677 x 2.1825)

Double-glazed window to the front, upright radiator, work surfaces with space and plumbing under for washing machine / dryer, etc, wall mounted gas condensing combination Viessmann boiler replaced less than three years ago and spotlights.

Lounge

14'10" x 13'8" (4.54 x 4.19)

Double glazed sliding doors leading onto conservatory, attractive herringbone wood effect tiled flooring and radiator and through to kitchen / diner / breakfast room.

Conservatory

14'6" x 7'8" (4.44 x 2.36)

Of brick and UPVC construction with double-glazed French doors to the rear and double glazed window surrounding, feature fireplace, attractive herringbone wood effect tiled flooring and vaulted glass roof with opening windows.

Rear Garden

98' x 34' (29.87m x 10.36m)

Fully enclosed rear garden with a south west aspect making this sunny and light for a large portion of the day, directly from the contemporary kitchen is a purpose built contemporary decking area, on several levels suitable for alfresco dining at various times of the day from breakfast in the morning through to a BBQ meal in the evening. Leading from the conservatory steps down into the garden is an extensive lawn area with mature planting. This in turn leads to a low fenced off area with chip bark suitable for a children's play area as it is now

or any number of other uses, trampoline area, summer house / office / workshop area, etc or turned back into formal planting and extra lawn area. There is also a shed approximately 8'x 10' to be left and outside tap.

Freehold - Council Tax Band D





Road Map



Hybrid Map



Terrain Map



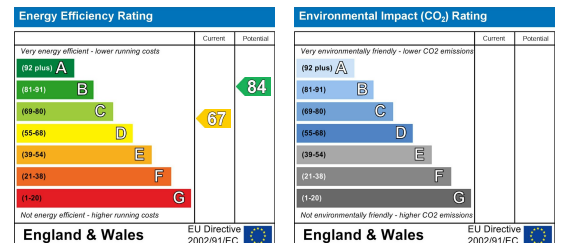
Floor Plan



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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