

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



Fairlands, Estuary Crescent

Shotley Gate, Ipswich, IP9 1QA

Price £275,000



2



1



1



Fairlands, Estuary Crescent

Shotley Gate, Ipswich, IP9 1QA

Price £275,000



Front Garden

Pathway steps up to the front door, this is an energy LPG gas container in the front garden. The front garden is well stocked with mature shrubs and planting, making a beautiful frontage to this property. Driveway to the side for one car leading to the garage.

Lounge

12'3 x 17' (3.73m x 5.18m)

Glazed bay window to front, feature fire place including electric fire, phone and aerial points, panelled door through to the family room. Two floor to ceiling glazed windows in partitions between the two rooms allowing light from the front and the rear of the property, making this a light and airy room.

Family Room

19'10 x 9'9 (6.05m x 2.97m)

Glazed French doors onto the rear garden with further window to the side with doors leading to the kitchen and utility room. Original wooden floor boards.

Kitchen

5'5 x 8'2 (1.65m x 2.49m)

Kitchen area comprising of base and wall units with cupboards and drawers under, work surfaces over, stainless steel sink bowl drainer unit, space for free standing electric oven, larder cupboard and a storage cupboard housing the fuse board, unusual wooden splashbacks and tiles on opposite wall.

Utility

4'1 x 4'9 (1.24m x 1.45m)

Obscure glazed window to side, space for a fridge freezer, space and plumbing for a washing machine, door through to the cloakroom.

Cloakroom

4'9 x 4'1 (1.45m x 1.24m)

Low level flush W.C., pedestal wash-hand basin, obscure glazed window to side, fitted cupboard over for storage.

Bathroom

5'11 x 5'7 (1.80m x 1.70m)

A walk in shower cubicle, low level flush W.C., pedestal wash-hand basin, obscure glazed window to front, part tiled walls, shaver point.

Bedroom One

13'1 x 10' (3.99m x 3.05m)

Glazed window to rear, radiator, built in open fronted storage/hanging space.

Bedroom Two

9'7 x 8'6 (2.92m x 2.59m)

Glazed window to front, radiator, original wooden floor boards.

Rear Garden

A secluded and unoverlooked, secluded garden with a wealth of mature shrubs, trees and planting in borders to both sides and rear with two sheds to stay. A pedestrian gate to the front garden, outside tap. Steps up into the mainly laid to lawn area, with mature shrubs, trees and planting in both sides and at the rear, there is an ornamental apple tree, in the centre of the garden and award winning roses outside the rear door. Pedestrian access to the garage, greenhouse to stay, further small shed to stay.

Freehold - Council Tax Band - C





