

Foxhall



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Crabbe Street

East Ipswich, IP4 5HR

Offers in excess of £325,000



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Summary Continued

Situated in East Ipswich within both Copleston High School and Britannia Primary School catchment areas. There are plenty of shops, amenities, Ipswich Hospital, Rushmere Heath, doctors' and dental surgeries all within walking. Serviced by good bus routes and easy access by car to both Ipswich town and waterfront or A14 and a good number of larger shops, takeaways and restaurants.

Outside

148'7" x 35'8" (widest point) 41'4" (45.3 x 10.893 (widest point) 12.6)

Side pathway leading into the rear garden from the kitchen door, outside tap, pedestrian access from the neighbours property as right of access which is paved with mature trees, plants and borders on one side which leads into the garden. The garden wraps around the property on two sides and is enclosed by fencing and brick walls is a low maintenance, mature landscaped garden with pathways retained borders with a variety of mature planting, trees, shrubs and blubs. There are various seating areas and a shed 4'x6' to remain, hardstanding for one good sized vehicle which is accessed via double lockable gates to the rear and a pedestrian lockable gate leading out into a neighbouring street, there are archways, trellises, retained borders, a further summerhouse/shed 6' x 8' and a further pedestrian gate into a small courtyard which serves both 45 and 47 which leads onto a passage way onto Crabbe Street itself. There is scope to create further parking by the new owners if required by removed the summerhouse/shed. There are also PIR sensor lights and waterbutts.

Sun Room / Breakfast Room

21'7 x 6'6 max (6.58m x 1.98m max)

UPVC double glazed windows and brick construction, high vaulted ceiling, two radiators, door into bedroom area and lounge area, wall mounted lights, supplied with power and light. This is a fabulous area to sit and enjoy breakfast or during the winter months, a snug area.

Lounge

16' x 11'10 (4.88m x 3.61m)

A central multi-fuel burner with a beautiful marble veneer and granite hearth makes a superb focal point for this room, high ceilings, picture rails, carpet flooring, two double glazed windows to side, one of which is a full length where a door used to be, two large radiators, original ceiling rose and double glazed door into sun room / breakfast room.

Kitchen

13'7 x 6'11 (4.14m x 2.11m)

Comprising wall and base units with cupboards and drawers under, overlaid granite work-surfaces over, vinyl flooring, double butler sink with mixer tap over, three double glazed windows to rear, each with own fitted roller blind, integrated oven, space under counter for fridge and separate freezer, space and plumbing for washing machine, stainless steel four gas ring hob with splash-back and extractor over, splash-back tiling and radiator.

Bathroom

11'11 x 6'10 (3.63m x 2.08m)

A large modern and contemporary four piece family bathroom with panelled bath with mixer tap and handheld shower attachment, large walk in corner shower cubicle with rainfall and shower attachment, low flush W.C., vanity wash hand basin with mixer tap, vinyl flooring in wooden plank design, large part obscure

double glazed window to side with fitted roller blind and large radiator.

Dining Room/Bedroom Three

13'6 x 11'9 (4.11m x 3.58m)

High ceilings, picture rails, carpet flooring, built in storage cupboard, wall mounted electric fire, radiator, double glazed window to side, original two half ceiling roses and door into the lobby. With a further door into the hallway.

Entrance Hall

8'3 x 7'10 (2.51m x 2.39m)

UPVC part glazed door, doors off to bathroom, lounge, dining room, through to kitchen and office area, radiator, high skirting boards, high vaulted ceilings and loft access.

Bedroom Two

11'4 x 10'8 (3.45m x 3.25m)

Two double glazed windows to side, radiator, carpet flooring and understairs storage.

Office / Storage

6'5 x 3'8 (1.96m x 1.12m)

Double glazed window to front, carpet flooring, high ceiling and skirting boards and fuse board.

Lobby

UPVC and glazed door into conservatory/breakfast room, door to bedroom two and stairs rising to bedroom one, door to dining room / bedroom three, wall mounted Ideal boiler, which is regularly serviced.

Bedroom One

15'3 x 11'1 (4.65m x 3.38m)

Two double glazed windows to side overlooking the courtyard, radiator, carpet flooring, original beams, archway through to dressing area.

Wardrobe / Office

11'6 x 4'8 (3.51m x 1.42m)

Obscure double glazed window to front. The dressing area could be turned into a office/study area by the new owners if required or to explore the possibility of converting this space into an en-suite.

Agents Note

Tenure - Freehold

Council Tax Band C

Please note that the current owner rents vehicle access to the property at £252 per annum at present









Road Map



Hybrid Map



Terrain Map



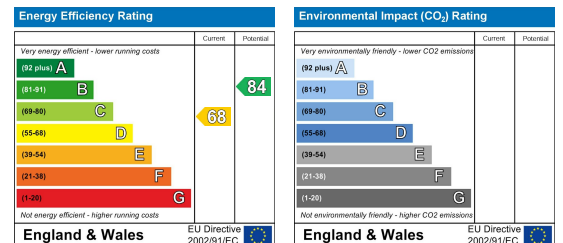
Floor Plan



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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