

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



Hazel Close

Rendlesham, IP12 2UR

Offers over £325,000



3



2



1



Hazel Close

Rendlesham, IP12 2UR

Offers over £325,000



Front Garden

Open plan style front garden laid to lawn with individual driveway to the side providing off road parking for two cars with gated side access leading round to the rear garden.

Entrance Hall

Entrance door to entrance hall, electric radiator, stairs off with cupboard under and door to:

Store

6 x 6 (1.83m x 1.83m)

Potential for utility area/office area.

Cloakroom

Comprising low level W.C., wash hand-basin and obscure double glazed window to side.

L' Shaped Lounge/Diner

lounge area 17 x 12'4 dining area 12'1 x 9' (lounge area 5.18m x 3.76m dining area 3.68m x 2.7)

Lounge Area: Double glazed window to front, electric radiator, fire surround with electric fire, double doors from hallway and through to:

Dining Area: Electric radiator, double glazed window to rear, laminated style flooring and door to:

Kitchen/Breakfast Room

17'5 x 12' max reducing to 8'10 (5.31m x 3.66m max reducing to 2.69m)

Nicely fitted comprising single drainer stainless steel sink unit with mixer tap, roll top work-surfaces with drawers, cupboards and appliance space under, water softener, wall mounted cupboards, upright storage cupboard suitable for housing fridge/freezer, pantry style upright with pull out rack, integrated dishwasher, tiled flooring

with underfloor heating and double glazed French style doors to outside.

First Floor Landing

Access to loft, built-in storage cupboard, built-in airing cupboard housing hot water tank and doors to:

Bedroom One

11'8 x 11'5 (3.56m x 3.48m)

Built-in wardrobe, electric radiator, double glazed window to rear and door to:

En-Suite Shower Room

7' x 6'10 (2.13m x 2.08m)

Comprising independent shower cubicle, low level W.C., wash hand-basin with mixer tap, heated towel rail, built-in linen cupboard, obscure double glazed window to rear and extractor fan.

Bedroom Two

14' x 10'6 (4.27m x 3.20m)

Double glazed window to front, radiator and built-in wardrobe.

Bedroom Three

10'3 up to wardrobes x 9'3 (3.12m up to wardrobes x 2.82m)

Double glazed window to front, electric radiator and built-in wardrobe.

Bathroom

8'7 x 7'6 (2.62m x 2.29m)

Comprising panelled bath with mixer tap, wash hand-basin with mixer tap, low level W.C., obscure double glazed window to rear and heated towel rail.

Rear Garden

The rear garden as previously mentioned is

unoverlooked to the rear, is mainly laid to lawn and enclosed by timber fencing with a patio area and outside tap. We understand from the vendor that the shed is to remain.

Agents Notes

Freehold

Council Tax Band B





Road Map



Hybrid Map



Terrain Map



Floor Plan

Hazel Rendlesham



Approx. Gross Internal Floor Area 1288 sq. ft / 119.65 sq. m

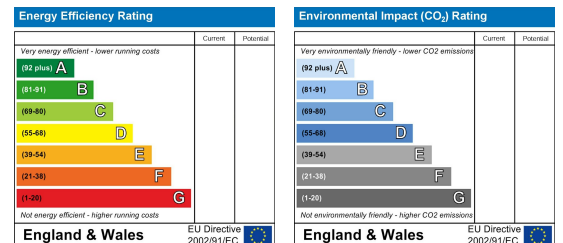
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.