

Foxhall



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Hazel Close

Rendlesham, IP12 2UR

Asking price £325,000



3



2



1



E



Hazel Close

Rendlesham, IP12 2UR

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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/Potential Office Area

6 x 6 (1.83m x 1.83m)

Potential for utility area/office area, telephone point

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

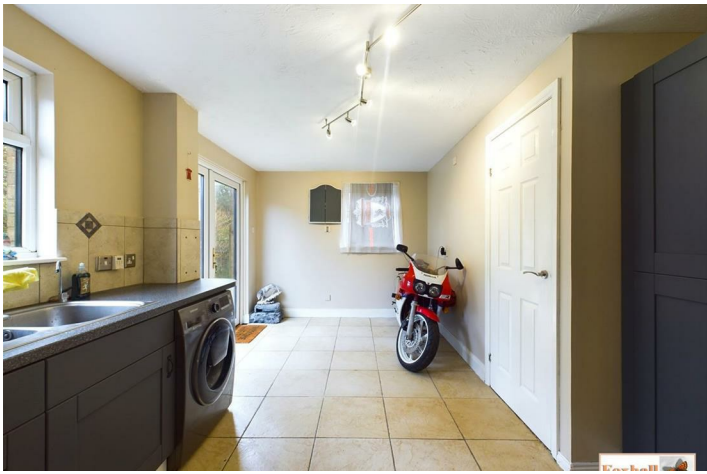
unoverlooked to the rear, is mainly laid to lawn and enclosed by timber fencing with a patio area and outside tap. We understand from the vendor that the shed can be taken by the vendor if not required

Agents Notes

Freehold

Council Tax Band B





Road Map



Hybrid Map

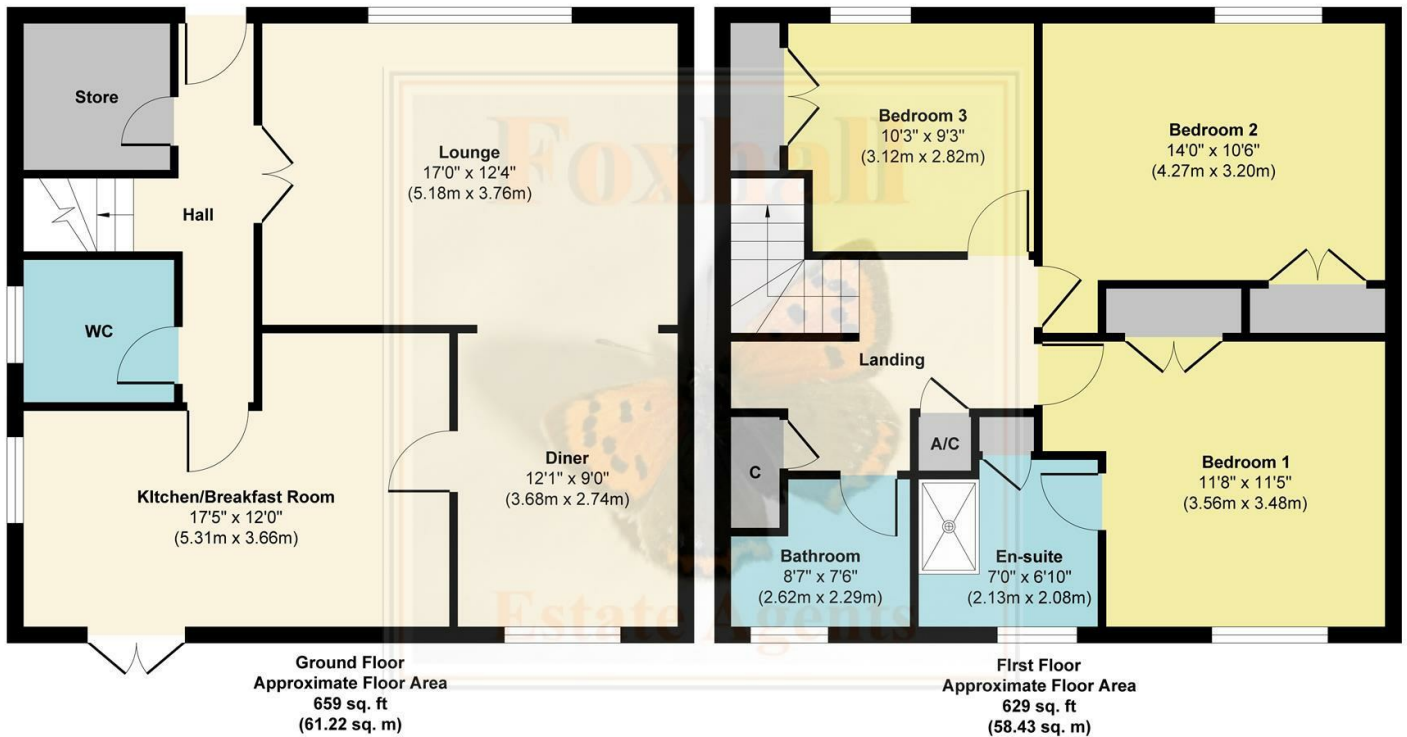


Terrain Map



Floor Plan

Hazel Rendlesham



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

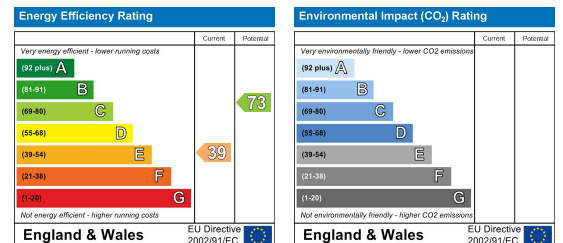
Illustration for identification purposes only, measurements are approximate, not to scale.

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



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