

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



Norwich Road

Close to Town Centre, Ipswich, IP1 2PX

Offers in excess of £300,000



3



2



4



D



Norwich Road

Close to Town Centre, Ipswich, IP1 2PX

Offers in excess of £300,000



Front Garden

Off road parking for two cars via a block paved driveway, brick built flower bed and gated access to the rear garden.

Entrance Hallway

Single glazed stained glass door and window above facing the front, radiator, dado rail, ceiling rose and doors to lounge.

Lounge

13'8" x 13'3" (4.19 x 4.06)

Double glazed sash bay window to front, radiator, wall lights, gas fire with painted slate surround, ceiling rose, coving and double internal doors into third reception room.

Third Reception Room

12'2" x 11'0" (3.71 x 3.36)

Double glazed French style doors leading out to the rear garden with double glazed window above, radiator, feature gas fireplace with painted slate surround, ceiling rose, coving and wall lights.

Dining Room

12'3" x 9'6" (3.75 x 2.91)

Two double glazed sash windows to side, coving, ceiling rose, storage cupboard, feature chimney breast with a log burner on tiled base and door to rear lobby.

Rear Lobby

Ceiling rose, coving, vinyl floor tiles and doors to shower room and kitchen.

Kitchen

9'6" x 8'10" (2.90 x 2.71)

Fully fitted kitchen with cupboards and drawers, double glazed sash window to side, double glazed French doors

leading into conservatory, one and a half sink bowl and drainer unit, with plenty of worksurfaces, tiled splashbacks, integrated oven with five ring gas hob and extractor hood over, plumbing for washing machine, space for separate fridge and separate freezer, vinyl floor tiles and coving.

Shower Room

Wall mounted wash hand basin, low flush W.C., tiled walls, wet room style flooring, spotlights, extractor fan, curtain rail, electric shower and coving.

Conservatory

12'4" x 7'8" (3.77 x 2.379)

UPVC construction and brick base, lighting, double glazed windows, tiled flooring and double doors to side leading out onto the rear garden.

First Floor Landing

Radiator, storage cupboard, access to two lofts, three ceiling roses, dado rail, coving and doors to bedrooms one, two, three and bathroom.

Bedroom One

16'6" x 13'1" (5.05 x 4.01)

Two double glazed sash bay windows to front, wood flooring, storage cupboard, two ceiling roses, coving and feature cast iron and tiled fireplace.

Bedroom Two

11'10" x 10'8" (3.61 x 3.26)

Double glazed sash window to rear, radiator, ceiling rose and coving.

Bedroom Three

14'2" x 10'0" (4.33 x 3.07)

Double glazed sash window to rear and side, radiator, coving, wood flooring, two ceiling roses and access to separate loft.

Bathroom

Double glazed obscure window to side, radiator, panelled bath with hot and cold taps with shower over, low flush W.C., pedestal wash hand basin, extractor fan, tiled walls, ceiling rose, houses Ideal classic boiler which is regularly serviced.

Loft Spaces

This property has three lofts, two accessible from the first floor landing and the third can be accessed from bedroom three.

The two from the landing, one being classed as the main loft situated closest to bedroom one is fully plastered boarded and boarded with lighting.

Loft space two provides access to the water tank.

Loft space three is mostly boarded with light.

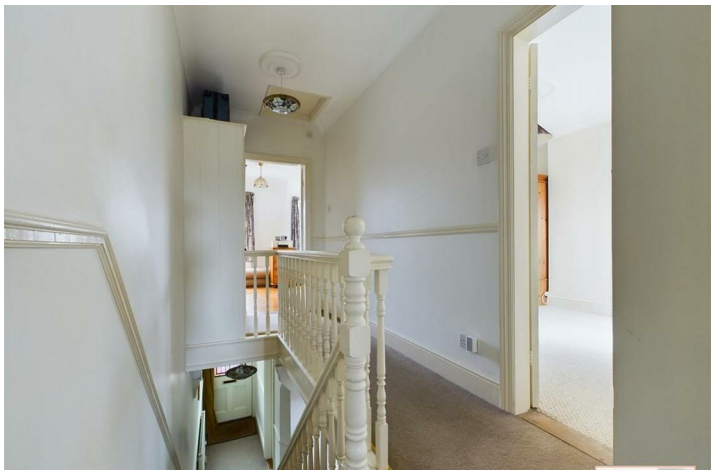
Rear Garden

South westerly facing rear garden enclosed by panelled fencing and a mid height brick wall, mostly laid to lawn with pathway, flower borders, block paved patio area to the side of the property, outside tap and access to the front of the property via a gate.

Agents Note

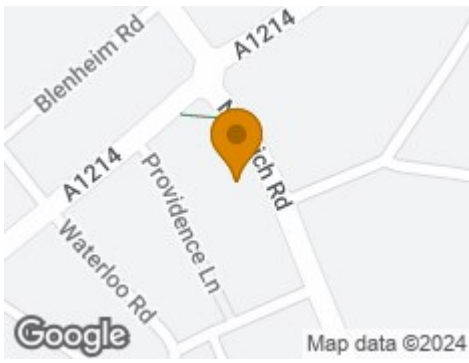
Tenure - Freehold
Council Tax Band C







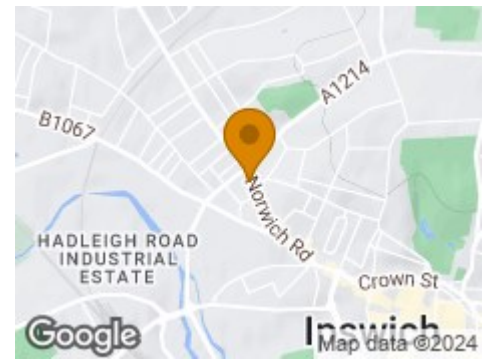
Road Map



Hybrid Map



Terrain Map



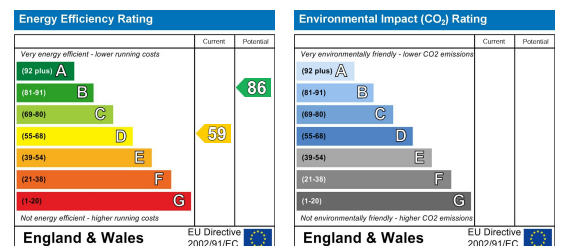
Floor Plan



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



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.