

# Foxhall



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## Princethorpe Road

East Ipswich, IP3 8NY

Guide price £350,000



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## Front Garden

Hardstanding for two to three vehicles, pathway down the side of the property to the front door and metal gate through to the rear garden.

## Entrance Hallway

Part glazed and UPVC door and side window into entrance hall, bespoke laminate flooring, coving, doors to lounge, dining room, study/office, bedroom one, snug/rear lounge, bathroom, there is also a large storage cupboard suitable for storing household items and shoes/coats, etc, this is hidden behind a sliding door in the hallway, two radiators, fuse box and ornate coving.

## Lounge

15'3 x 10'6 (4.65m x 3.20m)

Double glazed bay window to front, dado rails, coving, radiator, carpet flooring, ornate ceiling rose, lights and wall lights, marble feature fireplace with marble surround, backing plinth and hearth, stainless steel gas fire fitted in 2021, aerial and telephone points.

## Potential Bedroom 3

13'11 x 11'6 (4.24m x 3.51m)

Wooden and glazed door into dining room, double glazed window to front, carpet flooring, radiator and wall lights.

## Potential Bedroom 4

10'10 x 9'0 (3.30m x 2.74m)

Wooden and glazed door leading into study/office, double glazed window to side, radiator, wall mounted Worcester boiler (regularly serviced, due March 24 and installed in August 2022).

## Potential Bedroom 5

9'9 x 9'2 (2.97m x 2.79m)

Double glazed window to side, radiator, built in wardrobes and carpet flooring.

## Dining Room

21'6 x 9'6 (6.55m x 2.90m)

Two radiators, aerial point, large double glazed patio door leading out onto the rear garden (potential to change to bi-fold doors), coving, stairs rising to first floor and under stairs cupboard.

## Shower Room

7'5 x 5'11 (2.26m x 1.80m)

Large walk in shower cubicle, pedestal wash hand basin, low flush W.C., heated towel rail, radiator, two walls fully tiled, obscure double glazed window to side, two walls half tiled, extractor fan and tiled flooring.

## Kitchen / Breakfast

13'5 x 9'7 (4.09m x 2.92m)

Comprising wall and base units with cupboards and drawers under, worksurfaces over, fitted electric oven, larder cupboard, stainless steel gas hob with extractor hood over, stainless steel one and a half sink bowl drainer unit with mixer tap and drinking fountain, there is also a water softener, space and plumbing for washing machine, double glazed window to rear, obscure UPVC and glazed door leading out onto the rear garden, tiled flooring, aerial point, space for full height fridge / freezer, splash back tiling, archway through to the snug, two strip lights.

## First Floor Landing

Wood and glazed doors to bedrooms one and two, Velux window, the landing area is suitable for building bespoke storage units or chest of drawers, could be used as a dressing area, or suitable for a desk.

## Bedroom One

18'1 x 12'3 (5.51m x 3.73m)

Double glazed window to overlooking rear garden, carpet flooring and radiator.

### **Bedroom Two**

12'2 x 10'0 (3.71m x 3.05m)

Radiator, two Velux windows, carpet flooring, wood and glazed door into bathroom. Bedroom two could be used as a walk in wardrobe from bedroom one, nursery or an office.

### **Bathroom**

12'2 x 5'2 (3.71m x 1.57m)

Panelled bath, pedestal wash hand basin, low flush W.C. (appears to be a macerator), two cupboards in eaves storage, two extractor fans and radiator.

### **Rear Garden**

128'11" x 31'1" (39.3 x 9.482)

Fully enclosed easterly facing large rear garden with patio area suitable for alfresco dining, path up the garden, lawn area with flower borders on both sides with mature shrubs, bulbs and planting, leading to a brick and pergola area, raised brick border, further on there is a large green house approx. 8' x 10' and two brick built sheds both with power and lighting. The rear of the garden currently is set aside to lawn and pathway which is ideal for growing vegetables.

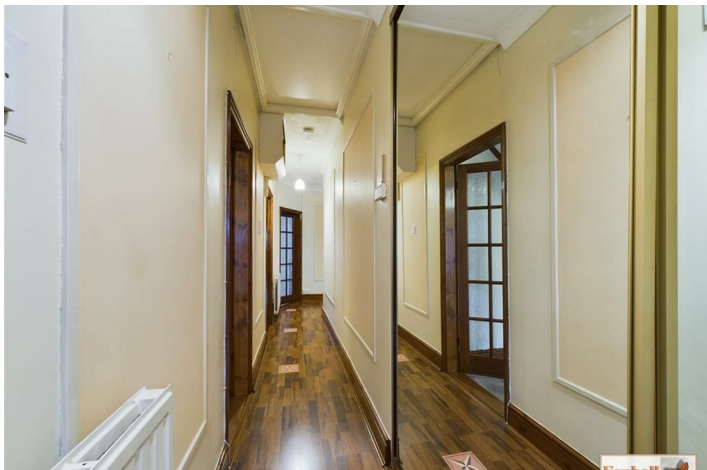
### **Agents Note**

Tenure - Freehold

Council Tax Band D











## Road Map



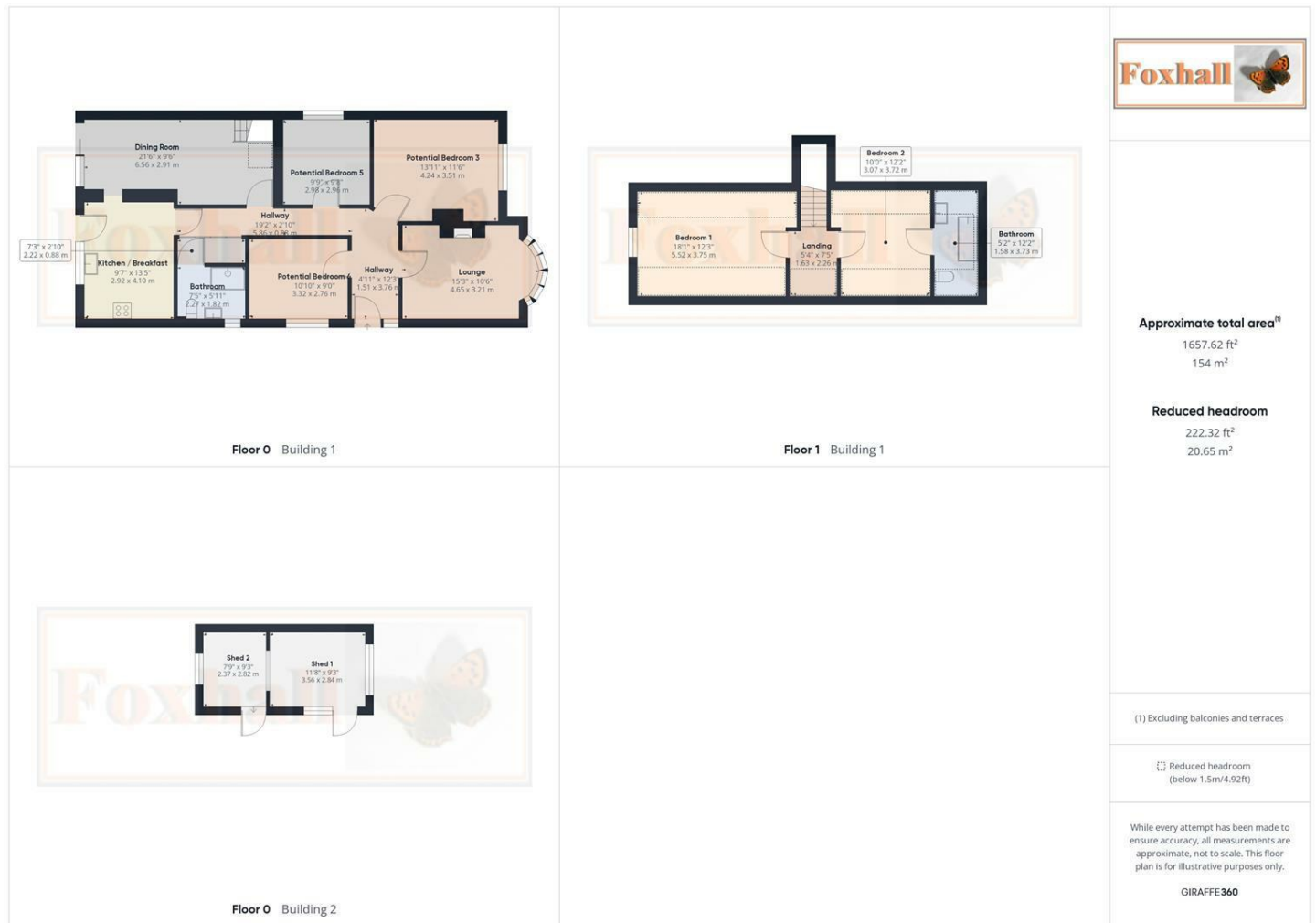
## Hybrid Map



## Terrain Map



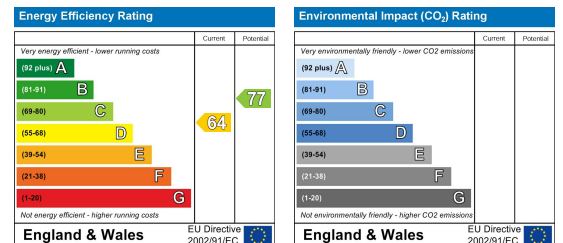
## Floor Plan



## 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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