

# Foxhall



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## Randall Close

Kesgrave, IP5 2YZ

Guide price £395,000



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## Front Garden

Concrete driveway to the front with parking for up to three/four cars and an additional lawn area which could be altered to accommodate additional parking if required. There is a side access gate and shed to side.

## Reception Hallway

Front entrance door through to reception hallway with stairs rising to first floor, radiator and door to downstairs cloakroom.

## Cloakroom

Modern replacement W.C. with integrated wash hand-basin, contemporary grey tiled walls, radiator and double glazed window to side.

## Lounge

16'6" x 12'3" (5.05 x 3.74)

Accessed by double doors from the hallway, good size reception room with inset gas fire in marble hearth and backing with wood surround, double radiator, wall light points, double glazed feature bay window to front overlooking established trees and hedging.

## Dining Room

9'2" x 8'2" (2.8153 x 2.5123)

Radiator, sliding double glazed patio doors to rear, through to conservatory and archway to front through to lounge.

## Kitchen

15'2" x 7'8" (4.64 x 2.36)

Comprising Stoves double oven, Stoves five ring gas hob with extractor hood above, one and a half bowl sink unit, excellent range of contemporary grey units comprising base drawers, cupboards, extensive range of eye level units plus tall larder unit, space for upright fridge/freezer,

space and plumbing for washing machine, ample work-surfaces, tiling, window to rear which is southerly facing therefore making this a very bright and sunny room for a good part of the day, UPVC double glazed door to rear, radiator and laminate flooring.

## Conservatory

9'4" x 9'0" (2.86 x 2.76)

Semi octagonal shape and is south facing therefore making this a very sunny room especially in the spring and autumn with double French doors opening out onto the garden.

## First Floor Landing

Feature balustrading, access to loft which is mainly boarded with fitted ladder.

## Bedroom One

11'1" x 12'1" (3.401 x 3.7084)

Double built-in mirror fronted wardrobes, plus an additional single built in cupboard and bi-fold doors leading into the en-suite.

## En-suite Bathroom

6'8" x 5'1" (2.0413 x 1.566)

Comprising corner bath, wash hand basin, low level W.C., chrome heated towel rail, fully tiled walls and double glazed window to side.

## Bedroom Two

12'1" x 10'3" (3.7084 x 3.1401)

Built-in double wardrobes, plus built-in fitted wardrobes with overhead cupboards, laminate flooring, radiator, double glazed window to front.

## Bedroom Three

11'2" x 11'0" (3.4227 x 3.3610)

Built-in single wardrobe with hanging rail and shelving, radiator and double glazed window to rear.

### **Bedroom Four**

10'1" x 7'10" (3.0817 x 2.3970)

Radiator and double glazed window to rear.

### **Family Bathroom**

Suite comprising bath with shower over, fully tiled walls in bath/shower area, vanity unit wash hand basin, radiator, double glazed window to rear, extractor fan.

### **Garage**

Integral garage with an up and over door, supplied with light and power and fuse box. There is a wall mounted boiler which is the original but regularly serviced.

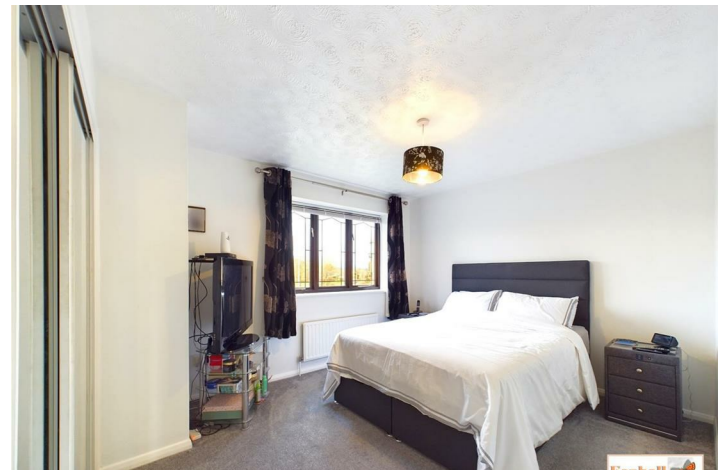
### **Rear Garden**

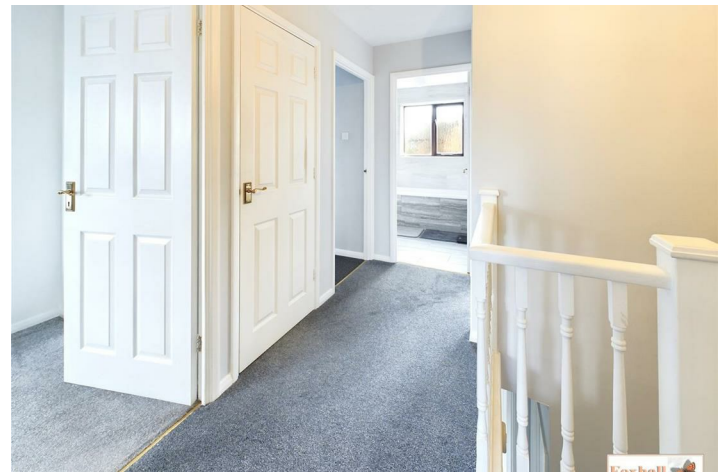
A larger than average garden being southerly facing. There is a patio area which is an absolute sun trap and ideal for sitting out having a afternoon cuppa or glass of wine and alfresco dining. The garden is largely laid to lawn with established trees and shrubs at the rear, which once mature, will provide screening to the rear. There is also a fishpond. On one side is a good size bespoke fitted timber shed with felt roof and water butt all of which will be remaining. On the other side of the property is side passageway with sturdy lockable wooden gate. There is also an outside tap.

### **Agents Note**

Freehold

Council tax band D





## Road Map



## Hybrid Map



## Terrain Map



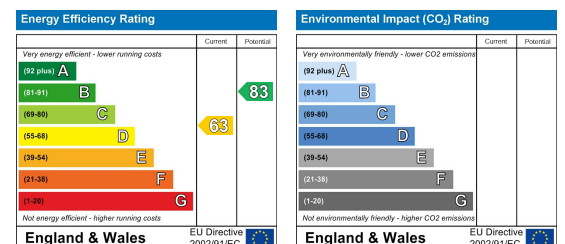
## Floor Plan



## 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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