

Foxhall



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Camborne Road

Kesgrave, IP5 1JP

Asking price £387,000



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Front Garden

Low maintenance front garden with off road parking suitable for a number of vehicles, shrubs and borders and access to the front door and garage store room. Pedestrian gate to the rear.

Porch

Double glazed window to front and side, UPVC part double glazed door leading into the porch suitable for coats, shoes, boots etc, tiled flooring, door leading into the entrance hallway.

Entrance Hallway

Entrance door replaced 2022, doors off to bedrooms one, two, three, lounge, shower room and kitchen, laminate flooring, radiator and loft hatch. Loft has ladder, light and part boarded.

Kitchen/Breakfast Room

19'2 x 11'4 (5.84m x 3.45m)

Comprising wall and base units with cupboards and drawers under, worksurfaces over, Asterite one and a half bowl sink unit with mixer tap, double glazed window with fitted blinds to rear, double glazed patio doors with fitted blinds, double integrated Bosch oven, induction hob and extractor hood over, integrated dishwasher, integrated fridge freezer, larder cupboard, further worksurface with space and plumbing for washing machine and space for tumble dryer or other appliance and further large cupboard, ample shelving, laminate tile flooring, spotlights and full breakfast bar.

Lounge/Diner

23'11 x 12'4 (7.29m x 3.76m)

A lovely extended lounge with carpet flooring, multi fuel wood burner with slate tiled hearth, two double glazed window to side and a further double glazed window on

the other side of the fitted blinds, double glazed patio doors leading out into the rear garden, two upright radiators, aerial point, lighting,

Family Shower Room

7'9 x 5'5 (2.36m x 1.65m)

A large walk in shower cubicle with hand held attachment and rainfall shower over, vinyl flooring, low flush W.C. with concealed back plate, one and a half tiled walls, vanity wash hand basin, obscure double glazed window to rear, heated towel rail, extractor fan and spotlights.

Bedroom One

11'10 x 11'3 (3.61m x 3.43m)

Double glazed window to front and side with fitted blinds, radiator, carpet flooring, phone point, walk in wardrobe and en-suite shower room.

En-Suite Shower Room

8'10 x 3'2 (2.69m x 0.97m)

Walk in shower cubicle with mermaid backing board, low flush W.C., vanity wash hand basin, splash back tiling, vinyl tile flooring, heated towel rail and extractor fan.

Walk In Wardrobe

Two double walk in wardrobe units to the left and right, carpet flooring, radiator, aerial points, spotlights and double glazed window with fitted blinds to front.

Bedroom Two

10'10 x 9'4 (3.30m x 2.84m)

Double glazed window to front and side with fitted blinds, radiator and carpet flooring.

Bedroom Three

11'4 x 6'4 (3.45m x 1.93m)

Double glazed window to side with fitted blind, radiator, composite door and laminate flooring.

Rear Garden

Large enclosed secluded westerly facing rear garden access from both the lounge/diner and kitchen/breakfast room with good patio area from the rear suitable for alfresco dining. Rest of the garden is laid to lawn in the large part with hedge and tree screening, planted borders, rockery and shed and greenhouse to stay. Outside tap.

Garage Store Room

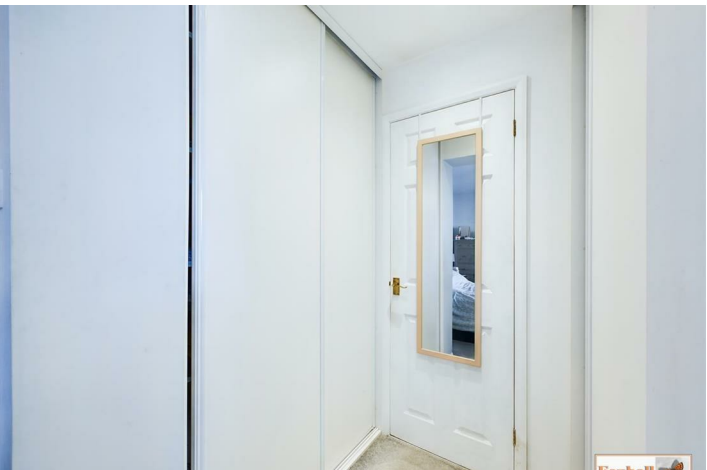
8'6 x 4'7 (2.59m x 1.40m)

The garage store room has a manual up and over door with light and power.

Agents Note

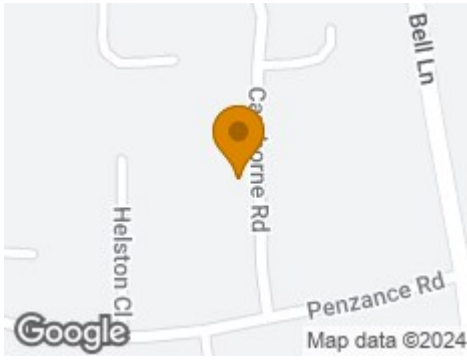
Freehold - Council Tax Band D







Road Map



Hybrid Map



Terrain Map



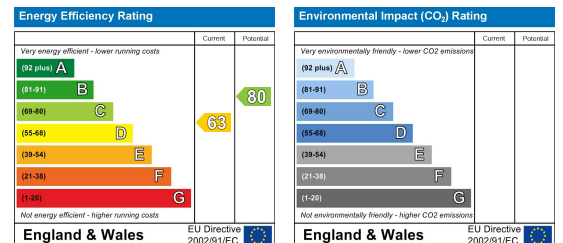
Floor Plan



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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