

Foxhall



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St. Olaves Road

Kesgrave, Ipswich, IP5 2NR

Asking price £315,000



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Front Garden

A double width gravel driveway providing off street parking for three to four cars which leads to a further covered carport providing wide parking space.

The garden area is immaculately presented and maintained enclosed by panel fencing and hedging on the opposite side with conifers and shrubs.

Porch

Front entrance door into porch with window to front and a door leading into the entrance hallway.

Entrance Hallway

Large radiator, access to the loft which is extensively boarded and insulated with a ladder and lighting and door to cupboard housing the Vaillant Eco boiler.

Bedroom One

10'0" x 10'0" (3.05 x 3.05)

Window to rear (westerley), radiator, fitted wardrobes either side of the bed and eye level cupboards above.

Bedroom Two

10'0" x 10'0" (3.05 x 3.05)

Double glazed window to front, radiator and full width sliding doors into built in wardrobes.

Bedroom Three

10'4" x 10'0" (3.15 x 3.05)

Window to rear overlooking garden and door into the garden and radiator.

Bathroom

Window to front, easterly facing making this a very pleasant and sunny room in the mornings, walk in double shower cubicle with fully tiled walls, part tiled walls throughout the remainder of the bathroom, wash hand

basin, low level W.C., door to airing cupboard and down flow heater.

Lounge/Diner

21'1" x 12'1" (6.45 x 3.7)

A dual aspect lounge with windows to front, benefitting from the sunshine in the mornings and also to the rear which gets the benefit of the sun in the afternoon and evenings making this a very light and pleasant room.

There are two radiators, dado rail, patio doors leading out into the rear garden and French internal doors through to the kitchen extension.

Kitchen/Breakfast Room

10'9" x 10'7" (3.3 x 3.25)

A selection of units comprising base drawers and eye level units, space for a washing machine, recess for a cooker with an extractor hood over, space for fridge freezer, double glazed window to front and door leading outside to the rear.

Sun Room

A southerly facing sun room with double glazed windows with power and lighting.

Workshop

A workshop with power and lighting, workbench, double sink and cooker point and space for freezer, southerly facing windows and door to the side.

Rear Garden

An enclosed and unoverlooked rear garden, neatly laid to lawn with flower/shrub borders, a patio area with Pergola which is an absolute sun trap for a good part of the day being south and westerly facing.

There is an outside tap, outside flood lighting, path leading to the shed supplied with power and light and a further potting shed also supplied with light and a sturdy side access gate leading into the front garden.

Agents Note

Tenure - Freehold

Council Tax Band C





Road Map



Hybrid Map



Terrain Map



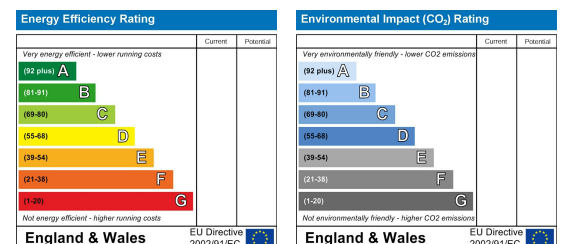
Floor Plan



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



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