

Foxhall



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Edmonton Road

Kesgrave, Ipswich, IP5 1EF

Offers in excess of £460,000



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Front Garden

Mostly laid to lawn with shingle bordered driveway providing off road parking for three cars with pathway leading to the front door and side access via a pedestrian gate.

Entrance Hallway

Radiator, wooden flooring, spotlights, loft access with lighting and partially boarded, doors to bedrooms one, two, three, four and bathroom with an opening into the modern open plan living space.

Bedroom One

11'6" x 10'5" (3.51 x 3.20)

Double glazed window to front, radiator, spotlights, wood flooring and entry to the dressing area.

Dressing Area

9'1" x 4'10" (2.78 x 1.49)

Spotlights, wood flooring and door to en-suite shower room.

En-Suite Shower Room

Obscure double glazed window to side, feature wash hand basin, low flush W.C., walk in shower cubicle with tiled splashbacks, spotlights and tiled flooring.

Bedroom Two

10'6" x 11'6" (3.21 x 3.52)

Double glazed window to side, radiator, storage cupboard and airing cupboard housing a radiator.

Bedroom Three

10'6" x 6'11" (3.21 x 2.12)

Double glazed window to front, radiator and spotlights.

Bedroom Four

10'6" x 7'7" (3.22 x 2.32)

Double glazed window to side, radiator and spotlights.

Family Bathroom

Obscure double glazed window to side, stand alone roll top bath with wall attached mixer taps, low flush W.C., wall mounted wash hand basin, separate walk in shower cubicle, heated towel rail, spotlights and tiled splashbacks and flooring.

Open Plan Kitchen/Diner/Lounge

24'7" x 23'8" (7.51 x 7.23)

An immaculately presented modern and contemporary open plan family living space comprising:

Lounge/Dining Area - Double glazed bi-fold doors across the rear of the property, double glazed window to side, two radiators, a further floor to ceiling modern upright radiator, spotlights, wooden flooring throughout, door to utility room.

Kitchen Area - A fitted kitchen with wall and base units with cupboards and drawers, roll top worksurfaces over, double built in oven, one of which is a microwave with induction hob and extractor hood over, an integrated fridge freezer, kitchen island with base level units and one a half bowl sink and drainer unit with feature hanging lighting above.

Utility Room

6'5" x 6'3" (1.97 x 1.92)

Wall and base fitted units with worksurfaces over, space and plumbing for a washing machine, space and plumbing for a dishwasher, wall mounted Ideal combination boiler which is only five years old, wood flooring, spotlights and a double glazed door to side.

Rear Garden

102 (31.09m)

A fully enclosed and secluded rear garden with a large

patio area mostly laid to lawn with raised brick/block built feature flower bed borders, an outside tap, vegetable patch, a bark play area and a shed to the rear.

Agents Note

Tenure - Freehold

Council Tax Band - D

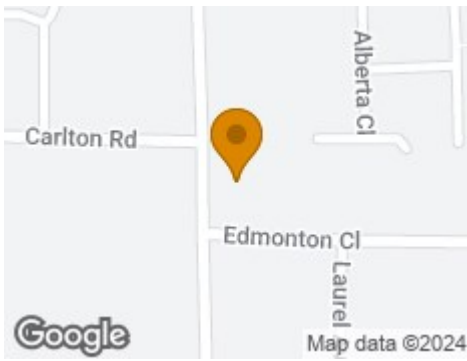








Road Map



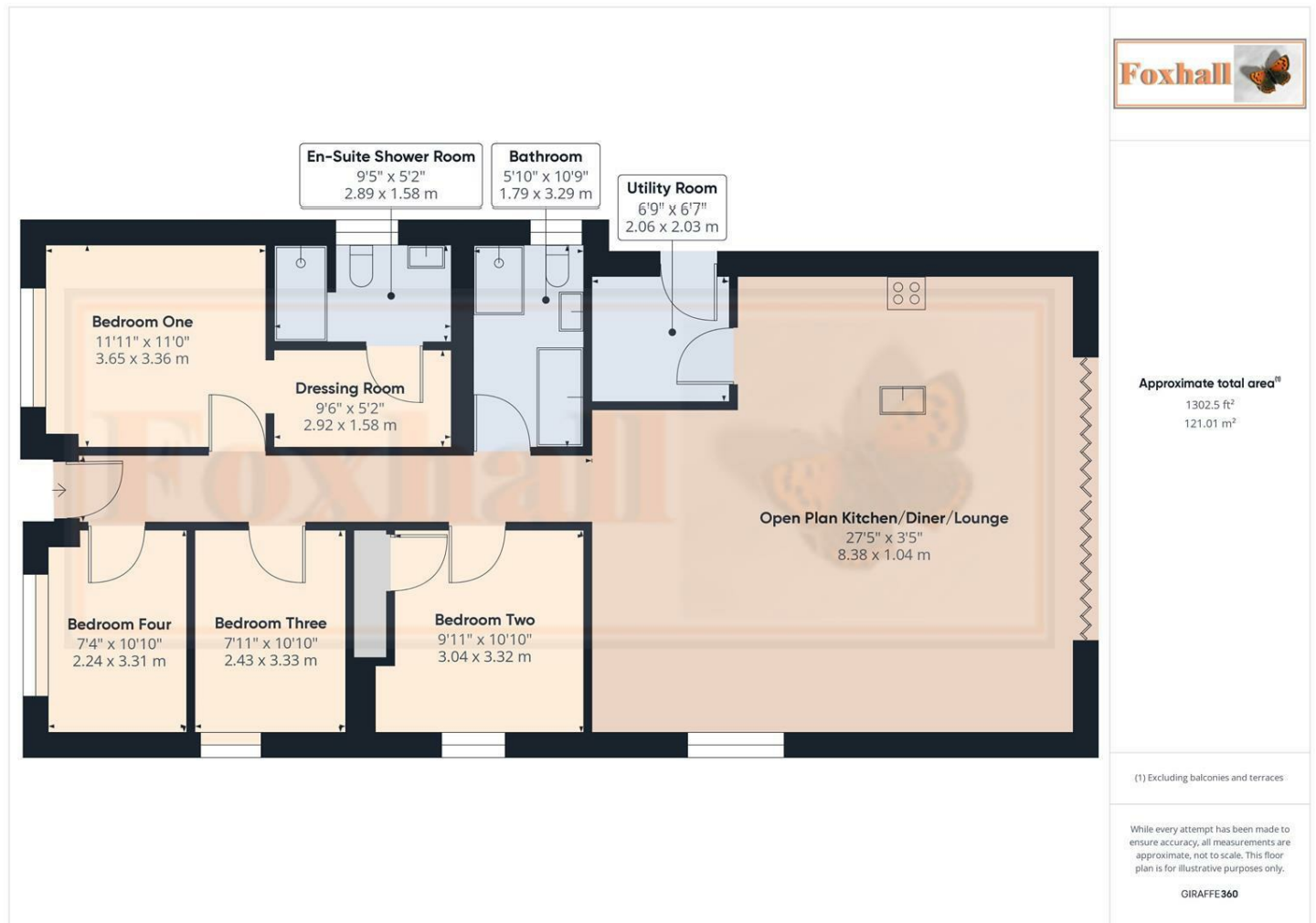
Hybrid Map



Terrain Map



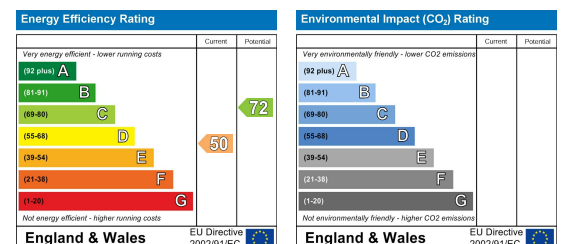
Floor Plan



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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