

# Foxhall



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## Lancing Avenue

Northgate School Catchment, Ipswich, IP4 4DG

Guide price £275,000



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2



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## Front Garden

Driveway leading down the side of the property providing off road parking. A further space could be made from the lawn area currently on the left hand side.

## Entrance Hall

Open porch in to UPVC and part glazed front door into the entrance hallway, double glazed window to side, radiator, carpet flooring, phone point, stairs up to first floor, cupboard understairs housing electric fuseboard and gas metre, doors to lounge and kitchen / diner.

## Lounge

13'3 x 11'10 (4.04m x 3.61m)

Large double glazed window to the front, carpet flooring, radiator, coving, aerial, phone point, feature fireplace with a wooden surround, marble backing and hearth and an electric fire inset.

## Kitchen / Diner

18'2 x 9'3 (5.54m x 2.82m)

Comprising of wall and base units with cupboards and drawers under, work-surfaces over, breakfast bar with cupboards, stainless steel sink bowl drainer unit with mixer tap over, tiles, integrated gas oven and hob with extractor unit over, double glazed window to rear, double glazed pedestrian door and double glazed windows other side to the rear, spotlights, door to rear lobby, plenty of storage cupboards, radiator, laminate flooring throughout, integrated fridge.

## Office

15'6 x 6'11 (4.72m x 2.11m)

Double glazed window to rear, carpet flooring, light and power.

## Store

4'2 x 7'4 (1.27m x 2.24m)

Light and power and manual up and over door. There is a stud wall between this and the office so this could be opened up again.

## Rear Lobby

Two double glazed windows to side, door to small store and through to the office room. Door to through to the driveway and double glazed / UPVC pedestrian door to the rear garden.

## Landing

Obscure double glazed window to side, doors to bedrooms one, two, three and the bathroom.

## Bedroom 1

12'10 x 10'10 (3.91m x 3.30m)

Large double glazed window to front, carpet, coving and radiator.

## Bedroom 2

9'11 x 10'10 (3.02m x 3.30m)

Large double glazed window to rear, carpet, coving and radiator.

## Bedroom 3

9'9 x 6'11 (2.97m x 2.11m)

Double glazed window to front, carpet, overstairs cupboard with shelving and radiator.

## Bathroom

8' x 6'11 (2.44m x 2.11m)

Panelled bath with shower over, low flush W.C., pedestal wash hand basin, radiator, splash-back wall tiling, vinyl flooring, extractor fan, obscure double glazed window to rear, access to the loft hatch. The loft has a fitted ladder and light.

## Rear Garden

28'9" x 15'7" main garden 7'11" x 11'10" (side) (8.76m x 4.75m main garden 2.41m x 3.61m (side))

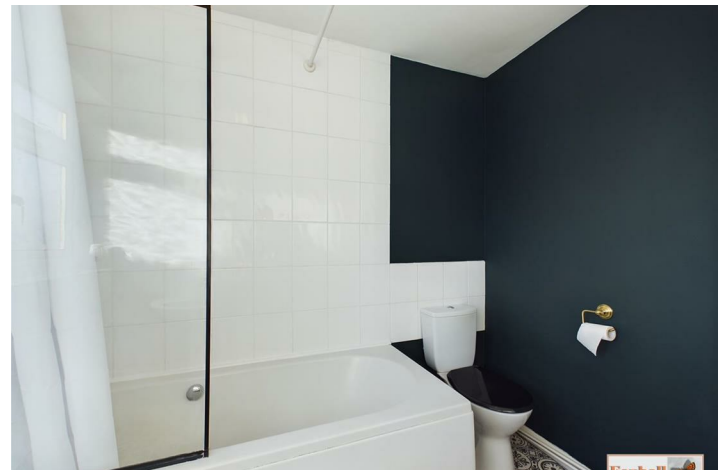
Fully enclosed south westerly facing rear garden with hardstanding area with manual awning above, lawn area, borders with planting along two sides, pedestrian door into the rear lobby, door into a separate brick built storage shed if required (1.117 x 2.279), this could potentially be turned into an inside / outside W.C. or be used to extend the office. This is a lovely secluded rear garden and a further small secluded area at the rear of the garden.

## Agents Note

Tenure - Freehold

Council Tax Band C

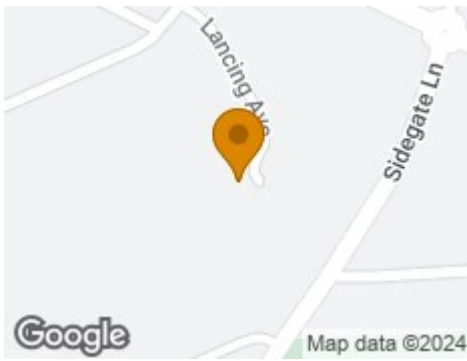






**Foxhall** 

## Road Map



## Hybrid Map



## Terrain Map



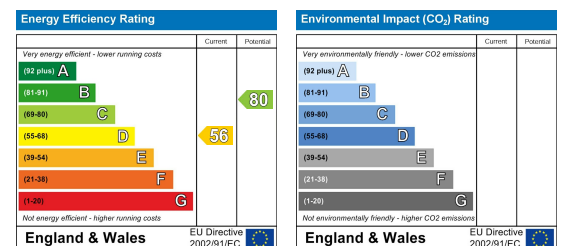
## Floor Plan



## 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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