

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



All Saints Road

Creting St. Mary, Ipswich, IP6 8NF

Guide price £415,000



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Front Garden

Ample off road parking for several vehicles via a hardstanding concrete driveway and shingle with access to the garage via electric fob opening door and side access via a gate.

Entrance Hallway

Entry via a door to side, storage cupboard via sliding doors, radiator, laminate flooring, stairs rising to first floor, doors to lounge and separate dining room.

Lounge

17'7" x 10'7" (5.38 x 3.24)

Double glazed window to front, radiator, feature multi fuel burner with a brick base and contemporary mantle inset into the chimney breast, double internal doors into the open plan kitchen/diner.

Dining Room

11'1" x 9'6" (3.39 x 2.92)

Double glazed window to front, radiator, laminate flooring and double internal doors into the kitchen/diner.

Kitchen / Diner

22'2" x 16'2" (6.76 x 4.94)

Three double glazed Velux skylight windows, a fitted kitchen comprising wall and base units with cupboards and drawers, plenty of roll top worksurfaces, integrated oven, plumbing for a dishwasher, space for a double fridge freezer, kitchen island with stainless steel sink bowl and drainer unit with an induction hob and extractor hood over and pop up USB and socket, space for a microwave, breakfast bar, laminate flooring throughout, dining space, two sets of double glazed French style doors to rear, under stairs cupboard, under floor heating and door into the rear lobby.

Rear Lobby

Double glazed door leading onto rear garden, fully tiled flooring, heated towel rail and doors to utility/W.C. and garage.

Utility / W.C.

Obscure double glazed window to rear, worksurface, low flush W.C., wall mounted wash hand basin, shelving, space and plumbing for washing machine.

First Floor Landing

Double glazed window to rear, access to the loft, a contemporary rope handrail leading upstairs, doors to bedrooms one, two, three and bathroom.

Bedroom One

11'4" x 11'0" (3.47 x 3.36)

Double glazed window to front, radiator and two storage cupboards.

Bedroom Two

11'2" x 8'5" (3.41 x 2.58)

Double glazed window to front, radiator, reading down lights and storage cupboard.

Bedroom Three

7'8" x 6'3" (2.35 x 1.91)

Double glazed window to rear, radiator, built in mirrored sliding door wardrobes and storage space.

Bathroom

Obscure double glazed window to rear, tiled panelled bath with wall mounted mixer taps, a low flush W.C., vanity wash hand basin, extractor fan, separate tiled shower cubicle, laminate flooring, tiled splashbacks, heated towel rail and spotlights.

Rear Garden

A fully enclosed 140ft unoverlooked north facing rear garden mainly laid to lawn with seating areas, access to the cabin, an array of mature trees, plants and flower beds with a patio area at the rear of the property suitable for dining, entertaining and relaxing.

Garage

20'2" x 9'10" (6.16 x 3.02)

Entry via an electric fob door, single glazed window to side, supplied with power and lighting, door into the rear lobby, battery storage x2 3kw inverters and water tank.

Cabin

13'8" (max) x 9'8" (max) (4.19 (max) x 2.96 (max))

Entry via double glazed French style doors, wall mounted boiler, fully cladded walls and sliding door into the shower.

Please note that the cabin runs off a separate heating system via a boiler with Calor gas and has it's own electricity supply.

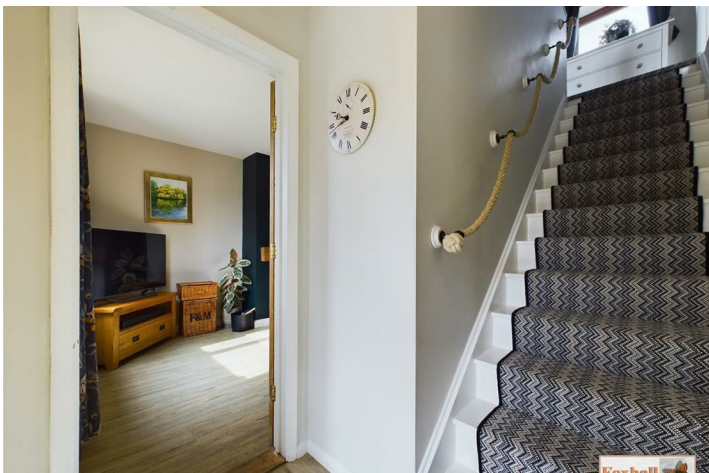
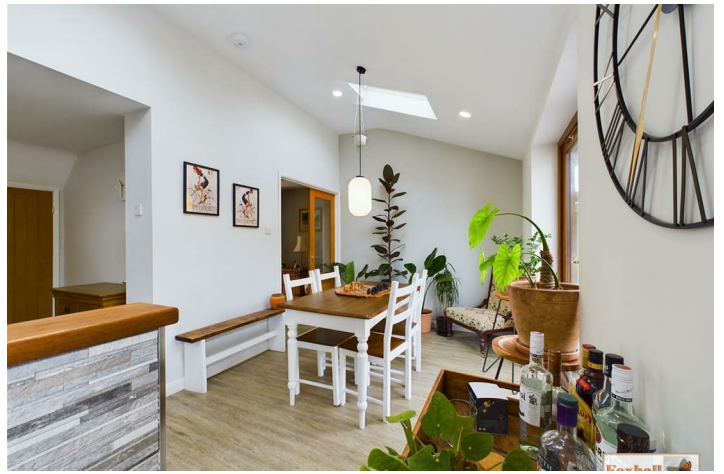
Low flush W.C., pedestal wash hand basin, extractor fan, tiled splash backs, cladded walls and shower cubicle.

Agents Note

Tenure - Freehold

Council Tax Band C









Road Map



Hybrid Map



Terrain Map



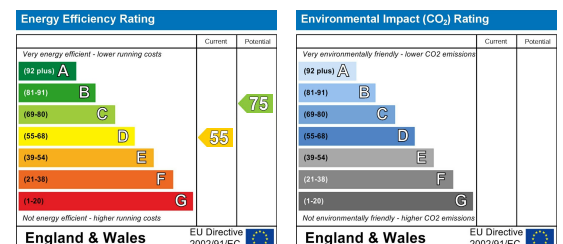
Floor Plan



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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