

# Foxhall



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## Church Close

Kesgrave, IP5 1NN

Guide price £330,000



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1



B



# Church Close

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## Front Garden

Low maintenance block paved front garden suitable for parking four to five vehicles off road. A block paved driveway suitable for parking a further two to three cars leading to the garage, open porch leading to the front door and a pedestrian gate leading to the rear garden.

## Porch

Open porch with an outside light.

## Entrance Hallway

Part glazed and wooden front door leading into the hallway, carpet flooring, coving, radiator, telephone point, door to the lounge/diner, door to cupboard housing the wall mounted Vaillant combination boiler with shelving, door to the kitchen, doors to bedrooms, one, two, three and family bathroom, further cupboard for storage with hanging rail and roof light and access to the loft.

## Lounge / Diner

24'10 x 9'9 (7.57m x 2.97m)

Dual aspect lounge with double glazed window to front, radiator, aerial point, carpet flooring, two radiator, coving, dimmer switch lighting, double glazed French doors leading onto the rear garden and a sun awning.

## Kitchen

12'1 x 9'1 (3.68m x 2.77m)

Comprising wall and base units with cupboards and drawers under worksurfaces over, stainless steel sink unit with mixer tap over with water fountain, separate inset drainer with cover, fully tiled walls and flooring, space and plumbing for a dishwasher (currently Bosch) space for a fridge freezer, radiator, integrated oven with five ring stainless steel AEG gas hob and extractor fan over, wood and glazed door into the conservatory/utility room.

## Conservatory / Utility Room

9'0 x 7'10 (2.74m x 2.39m)

Fully tiled, space and plumbing for a washing machine housed within a purpose built unit with shelving. Double glazed windows and door into the rear garden UPVC glazed roof light windows with fitted blinds to two of the windows, supplied with power and lighting.

## Bedroom One

11'1 x 10'2 (3.38m x 3.10m)

Double glazed window to front, radiator, coving, carpet flooring and built in storage cupboard, built in wardrobe with hanging space, aerial points.

## Bedroom Two

12'4 x 8'3 (3.76m x 2.51m)

Double glazed window to front, radiator, coving, carpet flooring, aerial and phone points and built in cupboards.

## Bedroom Three

9'0 x 8'9 (2.74m x 2.67m)

Double glazed window to rear, radiator, built in storage cupboard, coving and carpet flooring.

## Bathroom

8'7 x 5'8 (2.62m x 1.73m)

A four piece family bathroom comprising with a panelled bath, pedestal wash hand basin, walk in shower cubicle with Aqualesa shower over, low flush W.C., extractor fan, spotlight, obscure double glazed window, fully tiled walls and flooring.

## Garage

19'10 x 8'4 (6.05m x 2.54m)

Electric up and over door, pedestrian door into the rear garden, single glazed window, supplied with power and light and ample rafter storage.



## Rear Garden

A low maintenance rear garden with hardstanding, mature shrubs and trees providing screening, access to the front garden via a wrought iron pedestrian gate, a further cupboard area at the rear of the garage which is accessed via the rear garden and an outside tap.

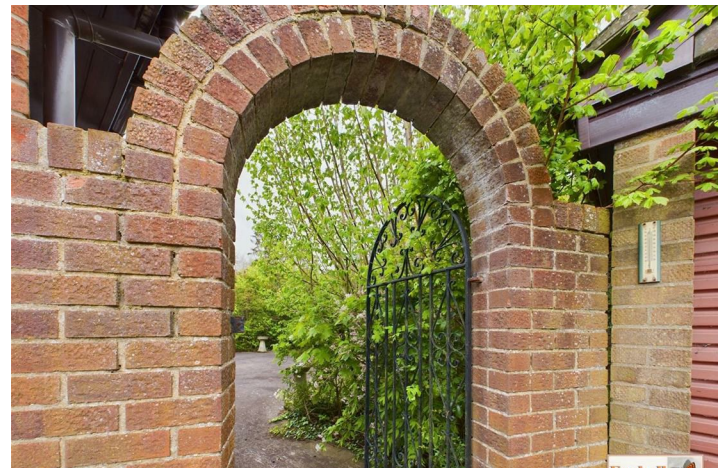
## Agents Note

Tenure - Freehold

Council Tax Band D











## Road Map



## Hybrid Map



## Terrain Map



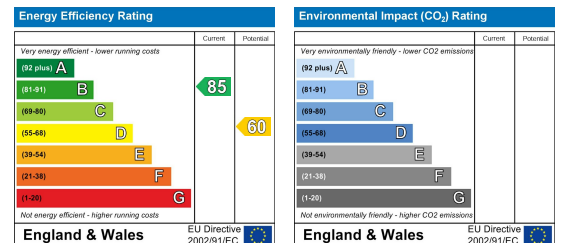
## Floor Plan



## 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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