

# 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



## Sherwood Fields

Kesgrave, Ipswich, IP5 2YL

Offers over £220,000



# Sherwood Fields

Kesgrave, Ipswich, IP5 2YL

Offers over £220,000



## Lounge

12'6 x 12'1 (3.81m x 3.68m)

Obscure double glazed entrance door into the lounge, double glazed window to front, stairs off to the first floor radiator, laminate style flooring and door into the kitchen/diner.

## Kitchen / Diner

12'2 x 7'9 (3.71m x 2.36m )

Comprising one and a quarter bowl stainless steel single sink and drainer unit with mixer tap over, with cupboard drawers and appliance space under, roll top worksurfaces with drawers cupboards under wall mounted cupboards over, double glazed window to rear, radiator, wall mounted Ideal Logic boiler (installed 2022) and double glazed door leading to outside.

## Landing

Access to the loft which we understand from the vendor has boarding and lighting, doors to bedrooms one, two and bathroom.

## Bedroom One

11'9 x 10'0 (reducing to) x 8'8 (min) increasing i (3.58m x 3.05m (reducing to) x 2.64m (min) increasi)

Double glazed window to front, radiator, built in wardrobe and a further built in cupboard.

## Bedroom Two

10'4 x (reducing to) 8'7 x 5'8 (3.15m x (reducing to) 2.62m x 1.73m )

Double glazed window to rear and radiator.

## Bathroom

6'1 x 5'6 (1.85m x 1.68m)

Newly fitted in 2022 comprising panelled bath with mixer tap and shower attachment, separate shower over bath with screen, low level W.C., wash hand basin and obscure double glazed window to rear.

## Outside

To the front of the property there are two off road parking spaces and the remaining area is open plan and laid to lawn.

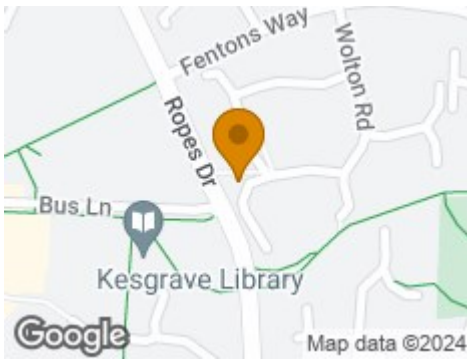
The rear garden is enclosed by timber fencing, mainly laid to lawn, a patio area with decking to the rear with a shed alongside and gate to the rear providing side access around to the side of the property.

## Agents Note

Tenure - Freehold  
Council Tax Band B



## Road Map



## Hybrid Map



## Terrain Map



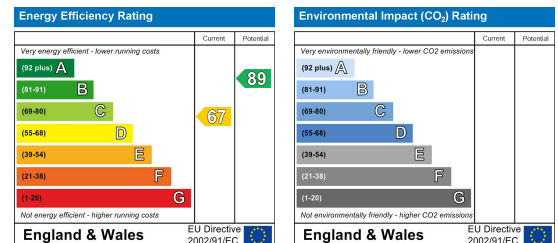
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.