

Foxhall



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Mayfield Road

East Ipswich, IP4 3NG

Offers in excess of £550,000



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Front Garden

Situated on the corner, mostly laid to lawn, with a pathway to the front door, with access to the rear garden via a gate, access to the double garage via a dropped kerb and further gates for more parking in the rear garden (current owners have used this to park a caravan).

Porch

Entry via a single glazed door to the front with a door to the entrance hall.

Hallway

Doors to cloakroom W.C., lounge, radiator and access to the stairs.

Lounge

20'3" x 10'5" (6.18 x 3.19)

Double glazed bay window to front, double glazed window to side, coving, two radiators and gas fire with a stone surround (not tested).

Dining Room

10'11" x 10'4" (3.33 x 3.17)

Drop down feature light, coving, radiator and double glazed patio doors to the conservatory.

Kitchen

9'4" x 8'10" (2.85 x 2.70)

Double glazed window to the rear, fitted kitchen with wall and base units and cupboards and drawers, single sink bowl and drainer unit, space for single oven, wine shelf, extractor hood, integrated dishwasher, integrated fridge, spotlights and a door leading to the utility room. Wall mounted boiler approximately 12 years old.

Conservatory

13'2" x 12'0" (4.03 x 3.66)

Constructed from UPVC with a brick base, tiled flooring and double glazed French style doors giving you access to the garden.

Utility

Double glazed window to the side, fitted kitchen with wall and base units with cupboards and drawers, a single sink bowl drainer unit, water softener, space for a fridge / freezer, space for a tumble dryer, space for a washing machine and a double glazed door facing the rear.

Cloakroom W.C.

Double glazed window to the front, wash hand basin, low flush W.C.

Landing

Feature picture window facing the rear, doors to bedrooms one, two, three and four and the family bathroom. Storage cupboard. Access to loft (not boarded).

Bedroom One

14'9" x 10'4" (4.52 x 3.17)

Double glazed window to rear, fitted wardrobes, radiator and a door to the en-suite.

En-Suite Shower

Double glazed obscure window to rear, heated towel rail, shower cubicle, vanity wash hand basin, vanity low flush W.C., extractor fan and fully tiled walls.

Bedroom Two

7'11" x 7'9" (2.43 x 2.38)

Double glazed window to front, radiator and fitted wardrobes.

Bedroom Three

11'11" x 9'2" (3.65 x 2.81)

Double glazed window to rear and radiator.

Bedroom Four

10'11" x 7'10" (3.33 x 2.41)

Double glazed window to rear and radiator.

Bathroom

Panelled bath with mixer taps, vanity wash hand basin, low flush W.C., double glazed obscure window, heated towel rail and fully tiled walls.

Rear Garden

Unoverlooked, sunny fully enclosed rear garden with patio, pathway and access to the garage. Hardstanding concrete area which was used to house a small motorhome or caravan with double gates from the road. Well maintained rear garden with flower beds and mainly laid to lawn, with a gate leading to the front garden.

Double Garage

18'9" x 17'3" (5.72 x 5.27)

With access via off road parking, has two manual up and over doors with power and light connection. With a door to the side leading to the garden.

Agents Note

Tenure - Freehold

Council Tax Band - E







Road Map



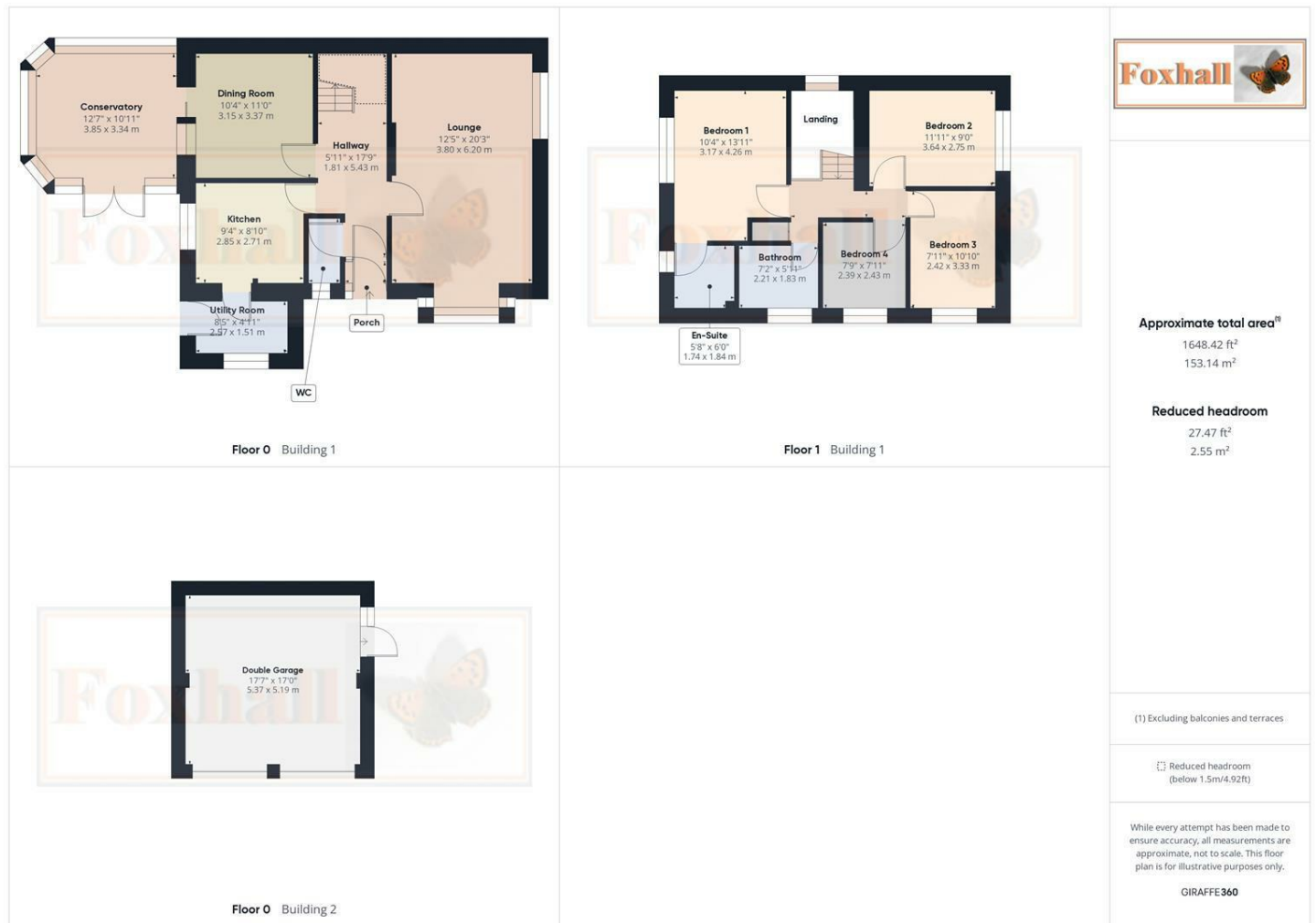
Hybrid Map



Terrain Map



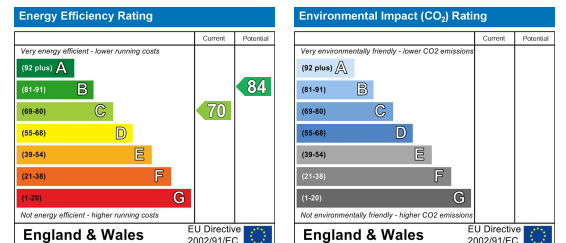
Floor Plan



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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