

# Foxhall



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## Bull Drive

Kesgrave, IP5 2BS

Offers in excess of £475,000



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# Bull Drive

Kesgrave, IP5 2BS

## Offers in excess of £475,000



### Front Garden

Pathway to front door, planting and planting to side. Double garage and off road parking accessed at the side / rear of the property.

### Entrance Hallway

9'11 x 5'4 (3.02m x 1.63m )

Door into entrance hallway, wooden flooring, radiator, stairs rising to first floor, door to lounge, cloakroom, snug/dining room, study/office and under-stairs storage cupboard.

### Kitchen / Breakfast Room

16'8 x 11'6 (5.08m x 3.51m)

Comprising of wall and base units with cupboards and drawers under, work-surfaces over, stainless steel one and a half sink bowl drainer unit with mixer tap over, two double glazed windows to side, space and plumbing for dishwasher, integrated Zanussi oven with stainless steel gas hob over, stainless steel extractor fan over, space for full height fridge freezer, double glazed French doors leading out to the rear garden, double glazed windows either side, two radiator, tiled flooring, spotlights, splashback tiling. Door into utility room.

### Utility Room

6'4 x 5'1 (1.93m x 1.55m)

Space and plumbing for washing machine, wall and base cupboards with work-surfaces over, stainless steel one and a half sink bowl drainer unit with mixer tap over, cupboard housing Ideal wall mounted combination boiler which is regularly serviced via British Gas, part glazed pedestrian door leading out onto the rear garden and radiator.

### Lounge

17'9 x 10'6 (5.41m x 3.20m)

Double glazed bay window to front, wooden flooring, double glazed French doors to rear and double glazed windows either side, two radiators, aerial and telephone point.

### Dining Room / Snug

10'9 x 9'7 (3.28m x 2.92m)

Double glazed bay window to front and side, radiator and carpet flooring.

### Office

8'9 x 5'11 (2.67m x 1.80m)

Double glazed window to side, carpet flooring, radiator.

### Cloakroom W.C.

Low flush W.C., tiled flooring, pedestal wash hand basin, extractor fan and radiator.

### Landing

9'10 x 9'5 (3.00m x 2.87m)

Doors to bedrooms one, two, three and four, carpet flooring, access to loft hatch, airing cupboard with the hot water tank and shelving and door to the family bathroom. Double glazed window to rear.

### Bedroom One

11'6 x 10'8 (3.51m x 3.25m)

Two double glazed windows to side, double glazed window on opposite side, triple wardrobe hanging space, aerial point, radiator and door to en-suite.

### En-suite Shower

5'2 x 5'1 (1.57m x 1.55m)

Pedestal wash hand basin, walk in shower cubicle, low flush W.C., extractor fan, shaver point, radiator and obscure double glazed window to side.

### Bedroom Two

10'3 x 9' (3.12m x 2.74m)

Double glazed window to front and rear with fitted roller blind, built in wardrobes with hanging space, radiator, carpet flooring and door into the en-suite.

### En-suite Shower

5'4 x 5'4 (1.63m x 1.63m)

Pedestal wash hand basin, walk in shower cubicle, low flush W.C., extractor fan, shaver point, radiator and obscure double glazed window to side.

### Bedroom Three

9'7 x 8'11 (2.92m x 2.72m)

Double glazed window to front, radiator, carpet flooring and built in wardrobe.

### Bedroom Four

8'5 x 7'4 (2.57m x 2.24m)

Double glazed window to side, carpet flooring and radiator.

### Bathroom

8'6 x 6'1 (2.59m x 1.85m)

Panelled bath with shower attachment over (hand held and rainfall), splashback tiling, pedestal wash hand basin, low flush W.C., radiator, shaver point, extractor fan, obscure double glazed window to front, tiled flooring.

### Rear Garden

38'9" x 34'0" (11.814 x 10.377)

Mainly laid to lawn, fully enclosed rear garden with patio area and pathway to the pedestrian gate at end of garden which leads out to the two parking spaces and double garage, outside tap, play area separated with a low height fence and gate with all play equipment to stay, pedestrian door into the garage, small shed to stay and multiple fruit trees and mature planting.

### Double Garage

16'8" x 17'3" (5.08m x 5.26m)

Double garage which has been cladded and has vehicular access round the side of the property and has two parking spaces to the front of the garage. It can be used for a multitude of uses, plenty of storage space within the pitched roof, pedestrian door into rear garden, two up and over manual doors, power and light. There is also access on foot to the garage and parking spaces via the pedestrian gate from the rear garden.

### Solar Panels

There are 13 solar panels and the current homeowner informs us that these feed back to the grid and then any surplus is credited back to him.

### Agents Note

Tenure - Freehold

Council Tax Band E

13 solar panels (currently paying for all the current useage and earning £300 - £400 excess per year) (Please note that there is 1 year paid however there are 6 more)

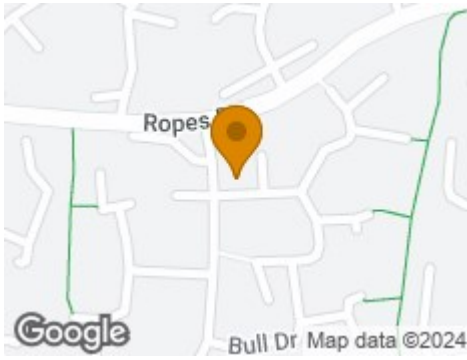








## Road Map



## Hybrid Map



## Terrain Map



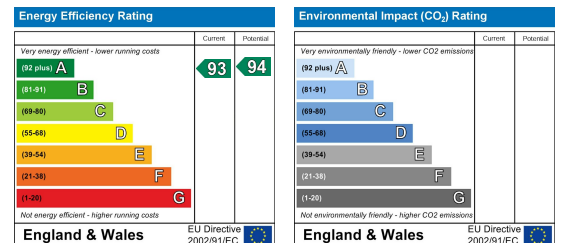
## Floor Plan



## 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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