

# 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



## Tomline Road

East Ipswich, IP3 8BZ

Offers in excess of £215,000



3



1



2



D



# Tomline Road

East Ipswich, IP3 8BZ

Offers in excess of £215,000



## Tomline Road

THREE BEDROOM - SEMI DETACHED HOUSE - OFF ROAD PARKING - LOUNGE 10'11 x 10'4 - SEPARATE DINING ROOM 10'9 x 9'11 - KITCHEN 12' x 5'11 ONLY 8 YEARS OLD - SHOWER ROOM ONLY 10 YEARS OLD - ADDITIONAL STORAGE VIA BRICK BUILT FORMER DAIRY SHED 9'9" x 10'5" - CELLAR 12'9 x 9'11 - FULLY ENCLOSED REAR GARDEN APPROX 75' LONG - DOUBLE GLAZED WINDOWS - GAS CENTRAL HEATING VIA WORCESTER COMBI BOILER REGULARLY SERVICED AND CONTROLLED VIA HIVE

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this three bedroom semi detached house with off road parking situated within the popular location of IP3.

The property boasts a lounge, a separate dining room, kitchen which was replaced only 8 years ago and a ground floor shower room replaced approximately 10 years ago. Both the lounge and separate dining room have bespoke handmade wooden fireplace surrounds made by the owner's father who was a master craftsman.

Other benefits include three bedrooms, a fully enclosed non overlooked mature rear garden, potential extra storage via brick built former dairy shed 9'9" x 10'5" and cellar 12'9 x 9'11. There is double glazing and gas central heating via a combination wall mounted Worcester boiler which has been regularly serviced and is Hive controlled.

The property is situated in Ipswich popular IP3 location within walking distance of Derby road train station, easy access to the A14, close to plenty of local amenities and local bus routes. An early internal viewing is highly advised to not miss out on the accommodation that is on offer.

## Front Garden

A pathway to the front door with lawn area with a parking space for one vehicle. This could potentially be increased to two parking spaces if required by the removal of the lawn area. There is also side access to the rear garden.

## Entrance Hall

UPVC and glass door into entrance hall, original doors to the lounge and dining room, stairs rising to first floor and radiator.

## Lounge

10'11 x 10'4 (3.33m x 3.15m)

Double glazed window to front, radiator, coving, carpet flooring, aerial point, feature fireplace with air bricks installed, wooden hearth and bespoke handmade wood surround

## Dining Room

10'9 x 9'11 (3.28m x 3.02m)

Double glazed window to rear, feature fireplace with air bricks installed, wooden hearth and bespoke handmade wood surround, radiator, coving, door to larder cupboard with lighting (temporary) and plenty of shelving, under stairs cupboard suitable for storage, telephone point and through to kitchen.

## Kitchen and Utility Area

12' x 5'11 (3.66m x 1.80m)

Comprising wall and base units with cupboards and drawers under, worksurfaces over, under counter lighting, stainless steel one and a half bowl sink unit with mixer tap over, double glazed window to side, integrated Bosch double oven with NEFF stainless steel four ring gas hob and Bosch extractor hood over, fully tiled walls and flooring, spotlights, under counter fridge and through to utility area. Space and plumbing for a washing machine, wall mounted combination boiler and door through to the shower room.

### Shower Room

6'6 x 5'8 (1.98m x 1.73m)

Walk in shower cubicle, vanity wash hand basin with concealed back unit, obscure double glazed window to side, heated towel rail and extractor fan.

### Brick Built Shed

9'9" x 10'5" (2.991 x 3.2)

Obscure window to side, power and lighting with pitched roof providing excellent additional storage and suitable for housing a tumble dryer and chest freezer.

### Cellar

12'9 x 9'11 (3.89m x 3.02m)

Accessed via steps leading down from the rear garden and providing great additional storage area.

### First Floor Landing

Original doors to bedrooms one, two, three doors, cupboard over stairs with shelving providing great additional storage, loft hatch.

### Bedroom One

13'6 x 11'1 (4.11m x 3.38m)

Two double glazed windows to front of the property, carpet flooring, radiator,.

### Bedroom Two

9'9 x 9' (2.97m x 2.74m)

Double glazed window to rear, radiator, carpet flooring,

### Bedroom Three

9' x 5'11 (2.74m x 1.80m)

Double glazed window to rear, radiator and carpet flooring.

### Rear Garden

74'5" x 20'1" (22.7 x 6.124)

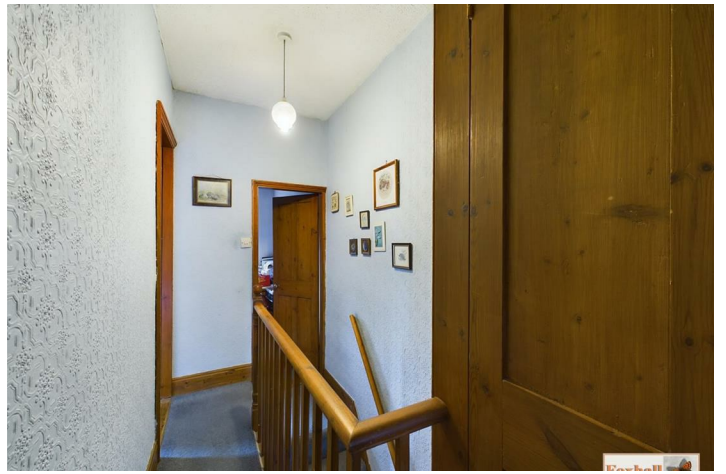
Access from the kitchen door into a large side area suitable storage of motor bikes and push bikes, prams, buggies etc, door to the original brick built dairy shed with power and lighting, path through to the rear of the garden enclosed by panelled fencing and is unoverlooked with a rockery area, a patio area suitable for alfresco dining, an outside tap, lawn area with mature shrubs and trees such as ceanothus and daphne, etc with a small shed to remain (5' x 7'), which leads to the rear part of the garden, currently used as an allotment with a greenhouse to remain and a gate leading to the front of the property.

### Agents Note

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



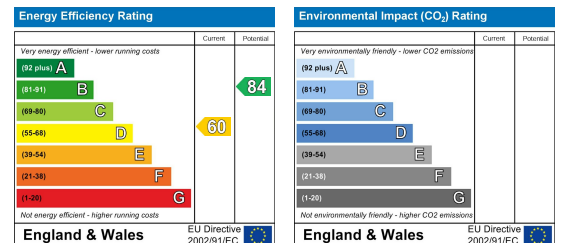
## Floor Plan



## 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.