

# Foxhall



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## Tremlett Lane

Kesgrave, IP5 2DJ

Guide price £325,000



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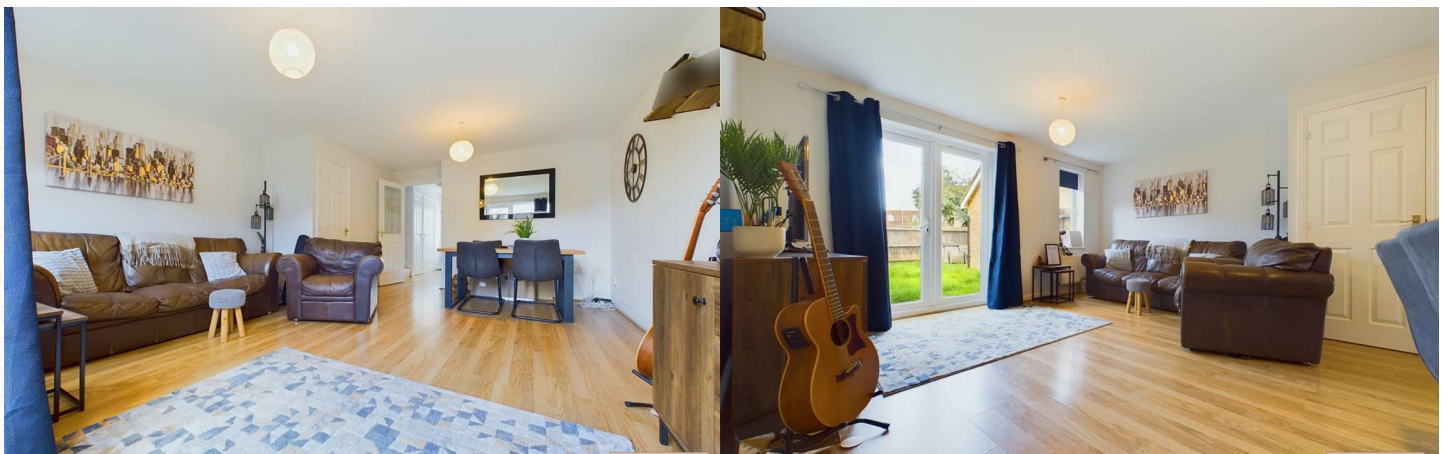
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C



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## Front Garden

Low maintenance front garden with path leading to the front door, driveway to the side leading to the garage and gated rear garden access.

## Entrance Hallway

Front entrance door to entrance hall with inset door mat, radiator, doors to kitchen, lounge/diner, cloakroom and storage cupboard. Stairs to the first floor.

## Lounge/Diner

16'8" x 14'4" (5.09 x 4.39)

Rear aspect double glazed French doors to garden, rear aspect double glazed window, two radiators, under stairs cupboard.

## Kitchen

11'8" x 7'3" (3.58 x 2.22)

Comprising base and eye level units, integrated electric oven, integrated gas hob with integrated extractor over, integrated fridge/freezer, space for washing machine, space for dishwasher, stainless steel sink with drainer, work-surfaces, tiled splashback and tiled flooring, double glazed window to front and radiator.

## W.C.

Comprising low level W.C., pedestal wash hand-basin with tiled splashback, tiled floor and extractor.

## Landing

Over stairs storage cupboard, airing cupboard, radiator, doors to all bedrooms.

## Bedroom One

9'5" x 11'3" (2.89 x 3.45)

Front aspect double glazed window, built in wardrobes, radiator, door to en-suite.

## En-Suite

Comprising low level W.C., pedestal wash hand-basin, shower, tiled splashbacks, laminate floor, extractor and radiator.

## Bedroom Two

17'1" x 9'7" (5.22 x 2.93)

Front and rear aspect double glazed windows, two radiators.

## Bedroom Three

12'0" x 7'11" (3.67 x 2.42)

Rear aspect double glazed window, radiator.

## Bedroom Four

10'1" x 6'3" (3.08 x 1.91)

Rear aspect double glazed window, radiator.

## Bathroom

Comprising panelled bath, pedestal wash hand-basin, low level W.C, tiled splashbacks, laminate floor, extractor and radiator.

## Rear Garden

The rear garden commences with a patio area with remainder laid to lawn and is enclosed by panel fencing with side gated access.

## Driveway & Garage

Driveway with space for 2/3 vehicles, garage with an up and over door.

## Agents Note

Tenure - Freehold  
Council Tax Band C





## Road Map



## Hybrid Map



## Terrain Map

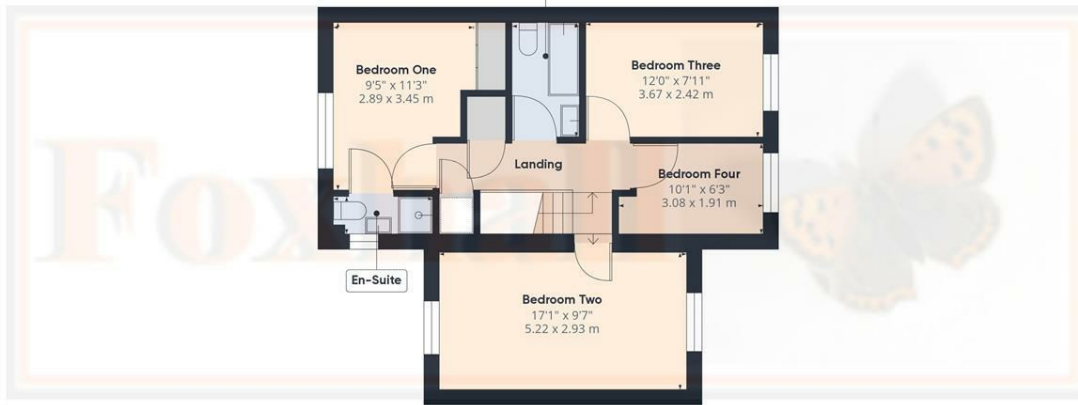


## Floor Plan



Approximate total area<sup>(1)</sup>  
946.03 ft<sup>2</sup>  
87.89 m<sup>2</sup>

Floor 0



Floor 1

(1) Excluding balconies and terraces

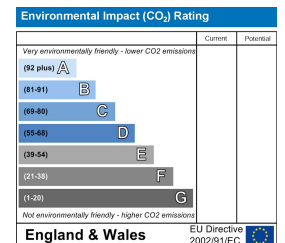
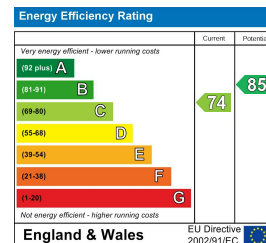
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## 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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