

Foxhall



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Farriers Close

Martlesham Heath, IP5 3SW

Offers in excess of £290,000



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Front Garden

The front garden is mainly laid to lawn with pathway leading to the front door and a pedestrian gate giving access to the side and the rear garden.

Entrance Hallway

Entrance door into the entrance hall, carpet flooring, radiator, stairs rising to the first floor, under stairs cupboard, door to the lounge and door into the kitchen/diner.

Kitchen / Diner

15'7 x 10'5 (4.75m x 3.18m)

A gloss fronted kitchen comprising wall and base units with cupboards and drawers under, worksurfaces over, space for a full height fridge freezer, space and plumbing for a washing machine, integrated electric oven with induction hob and extractor hood over, double glazed window to the rear, double glazed French doors leading into the rear garden and a wall mounted Potterton boiler.

The dining area has a radiator, coving and sliding doors into the lounge.

Lounge

12'7 x 9'8 (3.84m x 2.95m)

Double glazed window to front, radiator, carpet flooring, aerial point, sockets with USB charging points.

First Floor Landing

Doors to bedrooms one, two, three and bathroom, carpet flooring, airing cupboard, loft hatch.

Bedroom One

12' x 7'10 (3.66m x 2.39m)

Double glazed window to front, carpet flooring and radiator.

Bedroom Two

9' x 8'6 (2.74m x 2.59m)

Double glazed window to rear, carpet flooring, radiator, built in triple wardrobes with sliding doors, two with mirror front and airing cupboard housing hot water tank with plenty of storage.

Bedroom Three

8'11 x 7'6 (2.72m x 2.29m)

Double glazed window to front, carpet flooring, radiator and built in cupboard over the stairs.

Bathroom

Panelled bath with Myra electric shower over, vanity wash hand basin, low flush W.C. with concealed backplate, heated towel rail, extractor fan, obscure double glazed window to rear, fully tiled walls and flooring.

Rear Garden

65'3" x 19'8" (19.9 x 5.998)

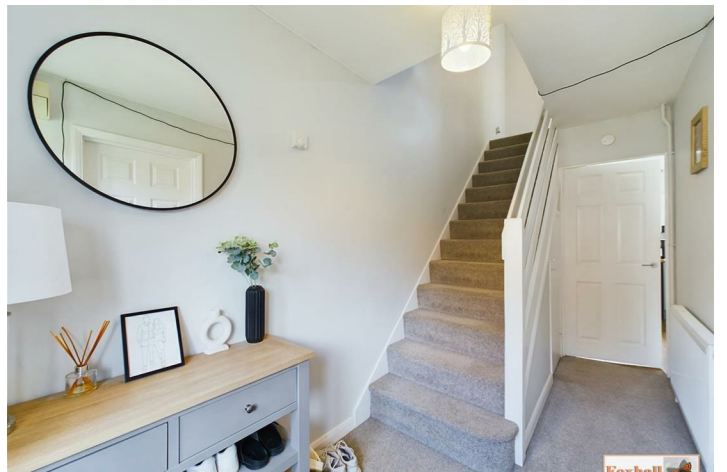
A patio area suitable for alfresco dining and the remainder of the garden laid to lawn with mature shrubs and trees to the rear of the garden, this is a lovely fully enclosed rear garden with a shed to remain (approx. 3' x 5'), access to the front via the side gate area.

Garage and Parking

Garage with manual up and over door and parking space directly in front of the garage. Garage is situated en-block.

Agents Note

Tenure - Freehold
Council Tax Band B





Road Map



Hybrid Map



Terrain Map



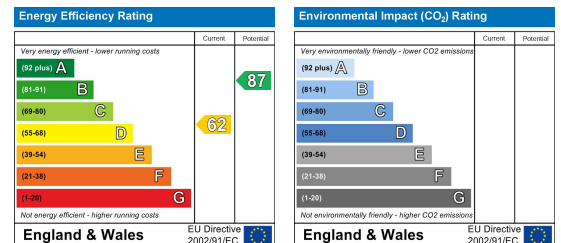
Floor Plan



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



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