

# Foxhall



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## Temple Road

Copleston Catchment, Ipswich, IP3 8PB

Asking price £320,000



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## Front Garden

There is a driveway providing one off road parking space to the front with gateway leading to a potential further parking space, subject to the removal of a storage box and access to the outbuilding (currently used as an office).

## Entrance Porch

Double glazed entrance door into porch, double glazed window to side and obscure double glazed door into the entrance door.

## Entrance Hall

Stairs rising to first floor, cupboard under the stairs, further door into inner hallway area and through to the dining room and further door into the shower room.

## Ground Floor Shower Room

Shower, low level W.C., pedestal wash hand basin, extractor fan (not tested) and cupboard housing the Vaillant combination boiler.

## Dining Room

15'4 x 12'2 (reducing to) 10'6 (4.67m x 3.71m (reducing to) 3.20m)

Two double glazed windows to rear, coal effect fire, radiator, (we understand from the vendor that there is a trap door down to the cellar), through to the sun room, door to the lounge and archway through to the kitchen.

## Kitchen

10'5 x 7'8 (3.18m x 2.34m )

One and a quarter bowl stainless steel sink unit with drawers cupboards and appliance space under, wall mounted cupboards, upright unit, double glazed window to front, double oven with five ring hob and downlighters.

## Sun Room

12'4 x 7'5 (3.76m x 2.26m )

Skylight, radiator, double glazed picture window to rear and double glazed French doors to side.

## Rear Lounge Area

14'11 x 13'8 (4.55m x 4.17m )

Double glazed window to side, focal fireplace and double glazed French doors to outside.

## Front Lounge Area

15'2 x 8'8 (4.62m x 2.64m )

Our vendor is currently using this as a bedroom area. Two high level windows to front and double glazed window to side.

## First Floor Landing

Doors to bedrooms one, two, three, first floor shower room and kitchenette.

## First Floor Shower Room

7'3 x 5'8 (2.21m x 1.73m)

Walk in shower, low level W.C, wash basin with cupboards under and obscure double glazed skylight window.

## Bedroom One

14'11 x 10'0 (4.55m x 3.05m)

Double glazed window to the side, fitted wardrobes, slimline electric radiator and door to.

## Kitchenette

8'7 x 5'10 (2.62m x 1.78m)

Comprising single drainer stainless steel sink unit with mixer tap cupboard and appliance space under, wall mounted cupboards, heated towel rail and double glazed sky light.

### Bedroom Two

13'4 x 8'1 (4.06m x 2.46m)

Double glazed window to the front and radiator.

### Bedroom Three

12'2 x 8'11 (3.71m x 2.72m)

Double glazed window to the rear, radiator and built in storage cupboard.

### Outbuilding / Office

Double glazed door for entry, supplied with power, lighting and window.

### Rear Garden

Pathway to the side of the property with mature established shrub borders with a gate leading into the rear garden. Raised patio step down to further patio area, remainder laid to artificial lawn, enclosed by flower and shrub borders with a beautiful woodland backdrop which enjoys a south westerly aspect.

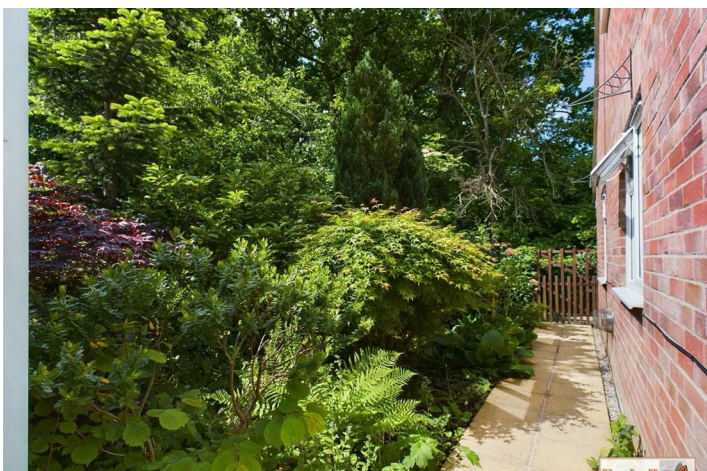
### Agents Note

Tenure - Freehold

Council Tax Band C







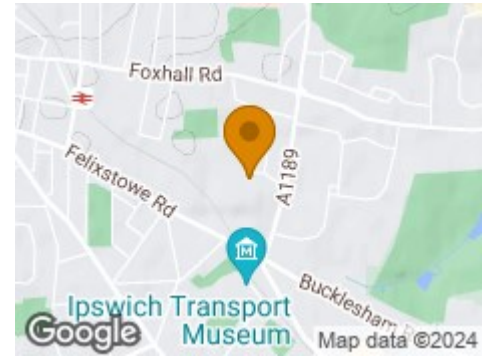
## Road Map



## Hybrid Map



## Terrain Map



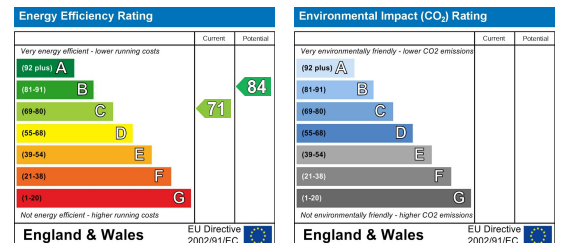
## Floor Plan



## 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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