

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



Colchester Road

East Ipswich, IP4 4ST

Offers in excess of £367,500



4



2



3



D



Colchester Road

East Ipswich, IP4 4ST

Offers in excess of £367,500



Front

Off road parking for three cars comfortably to the front via a shingle driveway and pathway to the front door and driveway access down the side the rear and large garage via double wooden gates. At the side of the property there is further parking space for two/three cars and an outside tap. There is also a small brick wall with a flower and shrub border.

Entrance Hall

An open porch with part double glazed door with double glazed windows to either side and to the top leading into the entrance hall, radiator, laminate flooring, dado rail, stairs to first floor and cupboard under-stairs and door to dining area/lounge.

Dining Room/Snug

11'5 x 10'11 (dining area) 11'2 x 9'2 (snug) (3.48m x 3.33m (dining area) 3.40m x 2.79m (snug))

Double glazed windows and French doors to rear, feature fireplace with marble backing, hearth and surround, alcove that currently houses an electric style wood burner, laminate flooring, two radiators (one modern upright), archway leading into the kitchen and a further archway leading into the snug, double doors to lounge and door to rear lobby.

Lounge

12'3 x 13' (3.73m x 3.96m)

Double glazed bay windows to front, upright radiator, a feature multi fuel burner inset into the chimney breast with a tiled base, bespoke shelving, carpet flooring, aerial point, wood and glazed double doors leading into the dining area.

Kitchen

14'3" x 7'9 (4.34m x 2.36m)

Double glazed window to side, fully fitted kitchen with wall and base units filled with cupboards and drawers, roll-top work-surfaces, Asterite one and a half sink bowl and drainer unit with mixer tap over, built in double oven, NEFF five stainless steel gas hob ring, stainless steel splash back and AG extractor fan over, space and plumbing for washing machine and dishwasher, space for a fridge and space for a freezer, space for a tumble dryer, breakfast bar area with wine rack, tiled splashbacks, vinyl flooring and spotlights.

Rear Lobby

Opaque part glazed UPVC door leading into the rear garden, space for further appliance such as a tumble dryer or additional fridge, worksurface, vinyl flooring, radiator and a door to shower room.

Shower Room

5'11 x 4'8 (1.80m x 1.42m)

Obscure glazed window to rear, walk in shower cubicle with shower over, low flush W.C., pedestal wash hand-basin, extractor fan, radiator, tiled flooring and splash-back.

Landing

Double glazed window to side, doors to bedroom one two, three four and family bathroom. Access to the loft with a ladder and lighting.

Bedroom One

12'3 x 10'6 (3.73m x 3.20m)

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

Bedroom Two (extended)

21' x 7'4" (6.40m x 2.24m)

This room has been extended and can accommodate a double bed with a separate area with fitted wardrobes providing plenty of hanging space and shelving and cupboard storage space, carpet flooring, double glazed window to rear and radiator. Wall mounted Baxi combination boiler (regularly serviced).

Bedroom Three

8'8" x 9'3" (2.64m x 2.82m)

A good sized double bedroom with double glazed window to rear, carpet flooring and radiator.

Bedroom Four

7'11" x 7'10" (2.41m x 2.39m)

Double glazed window to front, carpet flooring and radiator.

Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Double glazed obscure window to side, heated towel rail, panelled bath with mixer taps and shower over, mermaid backing, vanity wash hand-basin, low flush W.C. with concealed backplate, extractor fan, vinyl flooring and splash-back board.

Garage

23'4" x 8'5" (7.11m x 2.57m)

Manual up and over door and with a pedestrian door to the side leading into the rear garden, PIR and side lights on the side of the garage, plenty of storage in the rafters, window to the rear, power and lighting.

Rear Garden

60' approx (18.29m approx)

Approximately 60' in length and unoverlooked from the rear. Fully enclosed rear garden with a patio area with mid height fencing with a five bar gate to the driveway, small gate into the large lawn area, two raised decking areas with sleeper retained borders with plants, shrubs and bulbs, shed (5' x 6' approx. to remain), and pedestrian access to the garage.

Agents Note

Tenure - Freehold
Council Tax Band C

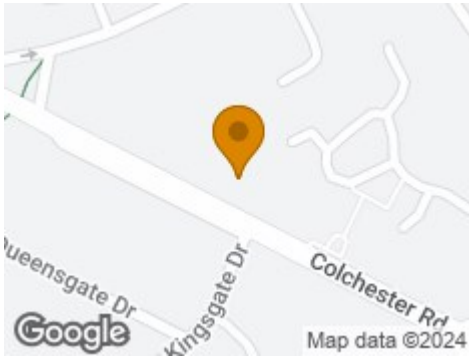








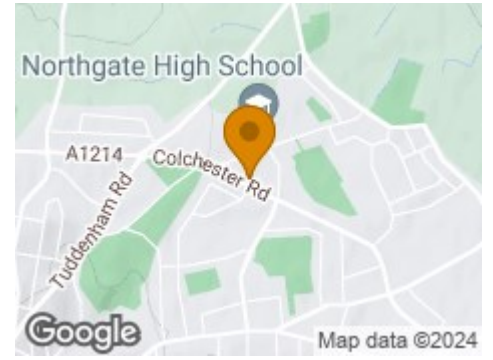
Road Map



Hybrid Map



Terrain Map



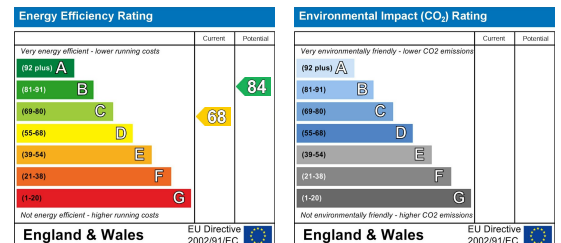
Floor Plan



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



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.