

# Foxhall



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## Reade Road

Holbrook, IP9 2QL

Guide price £385,000



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## Front Garden

A low maintenance front garden laid to shingle in areas with an attractive brick and metal wall, pedestrian gate, block paving to the front and side, pedestrian access to the side garden.

The side garden is blocked paved with a beautiful patio area and planting over, plenty of mature planting, an outside tap, PIR lighting, such as Clematis etc, oil tank which is sheilded and leads around to the rear garden.

## Entrance Hallway

Entrance door with double glazed window to side with stained glass effect and fitted roller blind, tiled flooring, radiator, loft hatch, telephone point, doors to lounge/diner, kitchen/breakfast room and walk in cupboard. The walk in cupboard has a wall mounted HRM wall star boiler and has lighting.

## Kitchen / Breakfast Room

10'4" x 9'11" (3.16 x 3.03)

Comprising wall and base units with work surfaces over, tiled flooring, plenty of drawers and cupboards under, integrated Hotpoint oven with an Indesit inset induction hob with extractor over, integrated Hotpoint dishwasher, integrated washer/dryer, integrated fridge and separate integrated freezer, cermanic one and a half bowl sink unit with mixer tap over, tiled splashbacks, tiled flooring, double glazed pedestrian door and double glazed window to side with fitted roller blinds, spotlights, coving and radiator.

## Lounge / Diner

22'3" x 11'5" (6.80 x 3.48)

Double glazed bay window to front with fitted roller blinds, double glazed window to side with fitted roller

blinds, two radiators, carpet flooring, aerial point, spotlights and wall lights.

## Inner Hallway

Doors to lounge/diner, shower room, bedrooms one, two and three and a large cupboard housing the water tank and provides plenty of storage with lighting.

## Bedroom One

15'10" x 9'10" (4.85 x 3.01)

Double glazed window to rear, radiator, coving, fitted wardrobes, chest of drawers and cupboards. This room has a wealth of matching fitted units providing plenty of storage.

## Bedroom Two

11'10" x 8'10" (3.62 x 2.70)

Carpet flooring, radiator, coving, French style doors through to the conservatory.

## Bedroom Three

8'5" x 7'10" (2.58 x 2.41)

Double glazed window to side, radiator, coving, carpet flooring.

## Shower Room

6'8" x 5'7" (2.05 x 1.72)

A large walk in shower cubicle with mermaid backing, wash hand basin, concealed backplate low flush W.C., tiled walls and flooring, spotlights, extractor fan, storage cupboards and heated towel rail.

## Conservatory

13'10" x 7'9" (4.24 x 2.38)

Brick and wood construction with glazed roof and blinds, supplied with power, radiator, tiled flooring, radiator, sliding patio doors leading into the outside garden.

## Rear Garden

A beautifully landscaped rear garden with a large patio area suitable for alfresco dining, a formal circular lawn in the centre with shingle and paths, sleeper retained borders, an apple tree, mature shrubs and planting. A pedestrian gate leading to the garage, with a summer house and also 6'11" x 5'5" greenhouse and a small 30'6" x 5'7" block built outbuilding and a 25'1" x 9'10" shed all to stay.

There is a parking space in front of the garage, a pedestrian door leading back into the side garden with a small lawn area to one side leading into the side area. There is also pedestrian gates on either side around to the front of the property.

## Garage and off road parking

17'1" x 9'0" (5.22 x 2.76)

A manual up and over door, supplied with power and lighting, storage and window. There is off road parking in front of the garage. This is at the end of the rear garden and should further spaces be required this should be relatively easy to move the fence panels to create as many as required.

## Agents Note

Tenure - Freehold

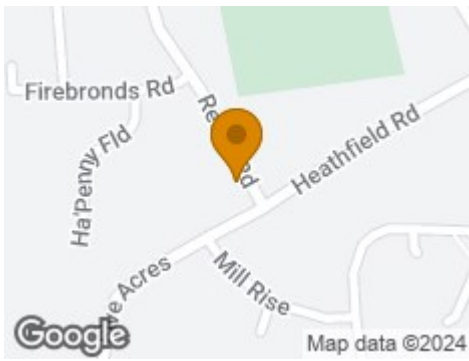
Council Tax Band D







## Road Map



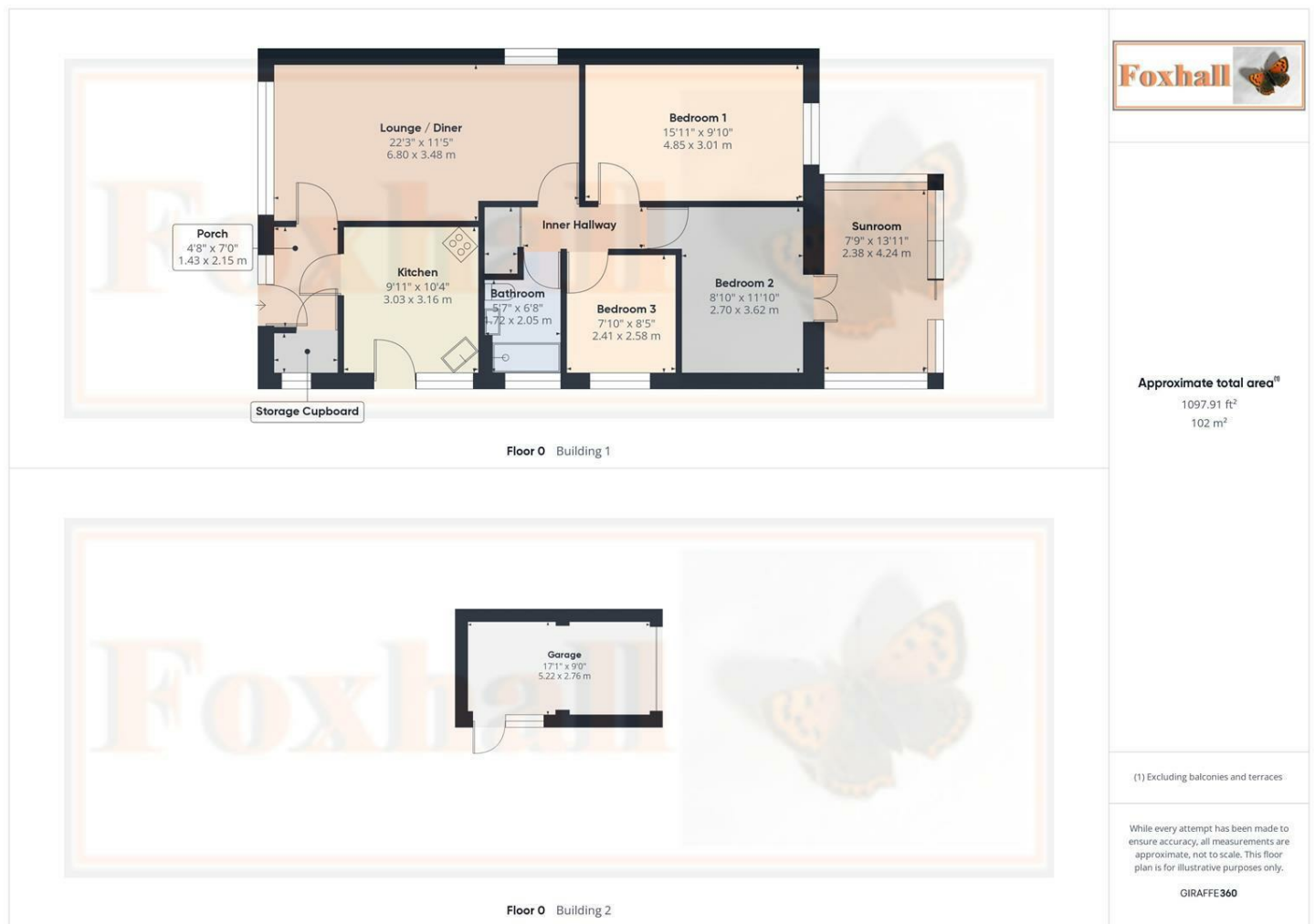
## Hybrid Map



## Terrain Map



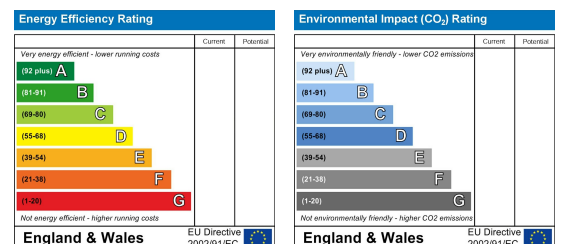
## Floor Plan



## 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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