

Foxhall



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Churchill Avenue

East Ipswich, IP4 5DR

Guide price £400,000



4



2



3



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Front Garden

There is a shared driveway to approach the property (only shared with one other property) with multiple parking spaces for 3/4 cars, two in front of the garage and two immediately in front of the house and pedestrian gate leading around into the side garden.

Entrance Hallway

UPVC and glazed door into the entrance hallway, obscure double glazed window to front, radiator, stairs rising to first floor, door to lounge, downstairs cloakroom, door to study/bedroom 6, door to utility room, door to dining room/bedroom 5, door to kitchen/breakfast room, tiled flooring and spotlights.

Lounge

16'10 x 11'3 (5.13m x 3.43m)

Double glazed window to front, two double glazed windows to side with Venetian blinds, double glazed French doors into rear garden, carpet flooring, feature fireplace alcove with wood beam and tiled flooring, two radiators, B.T. point and aerial point.

Kitchen / Breakfast Room

12'6 x 11'11 (3.81m x 3.63m)

Comprising wall and base units with gloss fronted drawers, work surfaces over cupboards and drawers under, integrated oven with four ring gas hob and extractor hood over, space for a full height fridge freezer, stainless steel sink bowl drainer unit, two double glazed windows to rear with fitted blinds, double glazed French doors leading out into the rear garden, radiator, spotlights and tiled flooring.

Dining Room / Bedroom Five

13'4 x 9'7 (4.06m x 2.92m)

Double glazed window to rear with Venetian blinds,

carpet flooring, radiator, aerial and phone point and under stairs storage cupboard.

Study / Bedroom 6

10'8 x 6'3 (3.25m x 1.91m)

Double glazed window to front with Venetian blinds, double glazed window to side, electric fuse board, carpet flooring, aerial and telephone points and radiator.

Utility Room

6'4 x 5'9 (1.93m x 1.75m)

Tiled flooring, radiator, extractor fan, spotlights, UPVC double glazed pedestrian door out to the side garden, wall mounted Baxi boiler, space and plumbing for a washing machine, space for tumble dryer, space for fridge/freezer and other appliances.

Downstairs Cloakroom W.C.

Pedestal wash hand basin, low level W.C., tiled flooring, obscure double glazed window to front with fitted blind and radiator.

Landing

Doors to bedroom one, two, three, four, family bathroom, radiator, double glazed window to rear with fitted Roman blind, access to loft with loft ladder, lighting and storage cupboard with hanging rail.

Bedroom One

12'7 x 12' (3.84m x 3.66m)

Double glazed window to rear with fitted blinds, radiator, carpet flooring, aerial and phone point, walk in storage cupboard with hanging rail and door to en-suite.

En-Suite

7'1 x 5'9 (2.16m x 1.75m)

Walk in shower cubicle, large vanity wash hand basin, splash back tiling, low flush W.C., obscure double glazed

window to side, light with shaver point, extractor fan, spotlights, vinyl flooring and heated towel rail.

Tenure - Freehold
Council Tax Band E

Bedroom Two

11'4 x 10'5 (3.45m x 3.18m)

Double glazed window to rear with fitted blinds, radiator, carpet flooring, aerial and phone point.

Bedroom Three

11' x 10'9 (3.35m x 3.28m)

Double glazed window to front with Roman fitted blinds, radiator, carpet flooring, phone and aerial points.

Bedroom Four

10'9 x 9'2 (3.28m x 2.79m)

Double glazed window to front with fitted blinds, radiator, carpet flooring, aerial and phone point, door to cupboard with a small walk in wardrobe with lighting (3' x 3'5), hanging rail and small double glazed window (low height).

Family Bathroom

7' x 6'2 (2.13m x 1.88m)

Comprising panelled bath with mixer tap and shower attachment over, extractor fan, vanity wash hand basin, spotlights, low level W.C., vinyl flooring, heated towel rail and obscure double glazed window to rear with fitted blind.

Garage

A manual up and over door, pedestrian door into the side garden, pitched roof, supplied with power and lighting.

Rear Garden

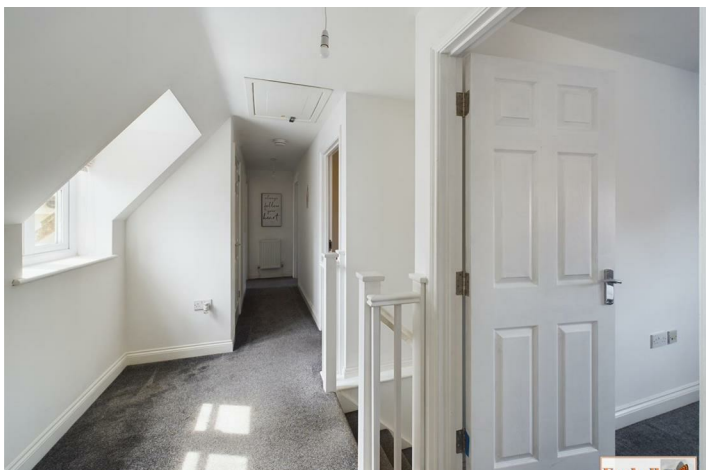
30' approx x 50' approx (9.14m approx x 15.24m approx)

The rear garden is fully enclosed and commences with a large secluded patio area suitable for alfresco dining, remainder of the garden is mainly laid to lawn (L-shape) with further space at the rear of the property for lockable storage space and access into the property via the utility room. A pedestrian gate around to the garage and outside lighting.

Agents Note









Road Map



Hybrid Map



Terrain Map



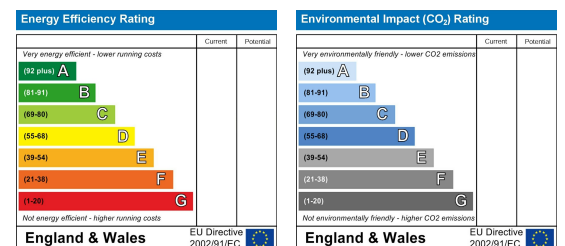
Floor Plan



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.