

# Foxhall



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## Bucklesham Road

Kirton, Ipswich, IP10 0PA

Offers in excess of £325,000



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## Front Garden

The front garden provides an excellent area of off road parking with driveway at the side of the property leading to the garage.

## Entrance Hall

Obscure double glazed entrance door into entrance hall, access to loft via fold down ladder and is fully boarded, walk in storage cupboard, 7'9 x 2'10 with wall Vaillant wall mounted boiler, radiator and shelving and door to lounge.

## Lounge

12' (into bay) x 10'10 (3.66m (into bay) x 3.30m)

Double glazed bay window to front, radiator.

## Bedroom One

12' (into bay) x 10'4 (3.66m (into bay) x 3.15m)

Double glazed bay window to front, radiator.

## Bedroom Two

10'7 x 10'4 (3.23m x 3.15m)

Double glazed window to rear, radiator.

## Loft Room

23'8 x 8'0 at 2'7 height (sloping ceilings) (7.21m x 2.44m at 0.79m height (sloping ceilings))

Two double glazed skylights to rear, power, insulation and access via wooden fold down ladder.

## Kitchen / Diner

10'10 x 10'7 (3.30m x 3.23m)

Comprising one and a quarter bowl single drainer stainless steel sink unit with mixer and cupboards under, a range of roll top worksurfaces with excellent range of gloss fronted units, double glazed window to rear, radiator, tiled flooring and archway through to utility room.

## Utility Room

10'0 x 5'7 (3.05m x 1.70m)

Comprising stainless steel single drainer sink unit with mixer tap and cupboards under, roll top worksurfaces over with appliance space under, double glazed window to side, tiled flooring, radiator, double glazed door to sun room and door to shower room.

## Shower Room

8'9 x 7'2 (2.67m x 2.18m)

Shower cubicle, low level W.C., pedestal wash hand basin, tiling to walls and floor, radiator, 2 heated towel rails, obscure double glazed window to side and rear.

## Sun Room

18'8 x 9'5 (5.69m x 2.87m)

Two sets of double glazed sliding patio doors to rear garden, tiled flooring and radiator.

## Garage

23'6 x 9'1 (7.16m x 2.77m)

The garage has an up and over door, supplied with power and lighting and door into the rear garden.

## Rear Garden

53'x 40' (16.15m x 12.19m)

The rear garden is mainly laid to lawn, enclosed by timber fencing with hedging, flower and shrub borders, an outside tap and decking to the rear with an easterly aspect.

## Agents Note

Tenure - Freehold  
Council Tax Band C





## Road Map



## Hybrid Map



## Terrain Map



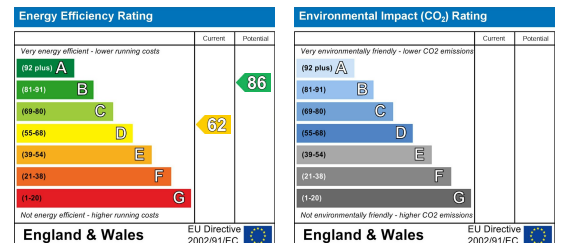
## Floor Plan



## 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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