

Foxhall



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Foxhall Road

East Ipswich, IP4 5TP

Guide price £475,000



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Front Garden

A block paved driveway suitable for four to five cars leading to a single garage and the front door within a covered porch. There is an ornate brick wall at the front of the garden packed with an array of mature planting, shrubs and flowers and the pedestrian gate leading to the side and rear garden.

Entrance Hallway

Doors to bedrooms one, two, three and bathroom, storage cupboard suitable for storing shoes, boots, coats etc, radiator, carpet flooring, coving, door to kitchen/diner and door to extended lounge, telephone point, uplighters, loft access which is part boarded with loft ladder and lighting. The combination boiler is located in the loft which is only two years old and has just had it's second service recently.

Kitchen/Diner

24'1 x 10'11 (7.34m x 3.33m)

Kitchen Area - comprising wall and base units with cupboards and drawers under, worksurfaces over, an Asterite sink bowl drainer unit with mixer tap over, free standing gas cooker with extractor over, splashback tiling, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, space for a fridge and freezer, double glazed window to side, under plinth lighting, radiator, coving, spotlights, carpet flooring, a long cupboard suitable for housing household items such as a Hoover, ironing board etc, a lovely breakfast bar, aerial point and leads into the dining area.

Dining Area - radiator, double glazed French doors with fitted blinds opening out onto the rear garden, coving, carpet flooring and door into the rear lobby.

Rear Lobby

UPVC double glazed door leading to outside, carpet flooring, coving and door into the cloakroom.

Cloakroom W.C.

Low flush W.C., wash hand basin, radiator, carpet flooring, coving, obscure double glazed window to side and splashback tiling.

Lounge

21'10 x 11'10 (6.65m x 3.61m)

This is an extended lounge, great for entertaining, with a gas fire with slate hearth, carpet flooring, coving, telephone point and double glazed French doors and windows to either side with fitted blinds overlooking the beautiful rear garden.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low flush W.C., part tiled walls, two obscure double glazed windows to side with fitted blinds, carpet flooring, radiator, spotlights, storage cupboard with shelving and shaver point.

Bedroom One

13'5 x 11'0 (4.09m x 3.35m)

Two double glazed windows to front and side with fitted blinds, radiator, carpet flooring, coving, ceiling fan, two fitted double wardrobes (made by Sliderobes) with hanging spaces, multiple shelving units providing plenty of storage and telephone point.

Bedroom Two

11'11 x 10'4 (3.63m x 3.15m)

Double glazed window to front with fitted blinds, radiator, carpet flooring, coving and telephone point.

Bedroom Three

10'10 x 8'5 (3.30m x 2.57m)

Double glazed window to side, carpet flooring, radiator, spotlights, coving and built in wardrobe currently with additional shelving but these could be easily removed if required.

Garage

16'2 x 9'4 (4.93m x 2.84m)

Electric door which works on a fob, power and light. There is also a rear pedestrian door to rear garden and there is also a further area suitable for an office room.

Rear Garden

114'9" x 39'10" (35 x 12.165)

The rear garden is fully enclosed and commences with a very large patio area suitable for alfresco dining, an outside tap, a 5' x 7' shed to remain, an ornate wall with planting areas within the wall, the remainder laid to lawn which has been immaculately maintained with a mature Wisteria, a landscaped garden with ornate borders packed with a variety of mature planting, shrubs, bulbs and trees, including two apple trees.

There is also hardstanding suitable for bin storage and pedestrian walk way with a pedestrian gate at the end.

Agents Note

Tenure - Freehold

Council Tax Band D







Road Map



Hybrid Map



Terrain Map



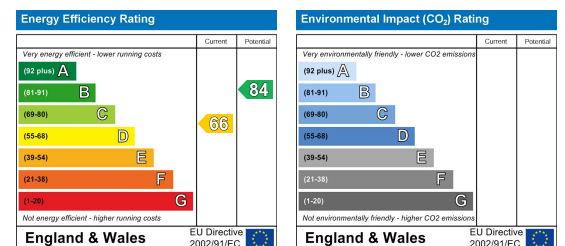
Floor Plan



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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