

Foxhall



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Prentice Way

East Ipswich, IP3 8GH

Offers in excess of £230,000



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Summary Continued

Prentice Way is in a highly convenient location being only a 15 minutes walk of both Copleston High School and Britannia Primary School plus within a 2 minutes walk to bus stop on Foxhall Road which run in one direction into Ipswich town centre and in the other on Route 66 go as far as Martlesham Heath.

The property benefits from a burglar alarm which has been serviced by Anglia Burglar Alarms.

This property would make a superb purchase for first time buyers or someone with a young family.

Front Garden

A very neat front garden with wrought iron fencing, paving leading up to the front door and established shrubs.

Entrance Hallway

Hallway with front entrance door through to reception hallway, door to storage cupboard with shelving and doors off.

Cloakroom

W.C., corner wash basin, radiator and window to front.

Kitchen

9'11" x 6'1" (3.0470 x 1.8728)

Full selection of base and wall cupboards including deep pan drawers, Neff induction hob only 18 months old, electric oven below and whirlpool extractor above, space and plumbing for washing machine, recess for full height fridge / freezer, single drainer sink unit, ample work-surfaces with tiling, recessed single spotlights, tiled floor and window to front which is westerly facing making this a nice sunny room especially in the

afternoons and summer evenings. There is also a gas central heating boiler regularly serviced situated in the corner cupboard.

Lounge / Diner

19'0" x 12'7" (5.8016 x 3.8527)

Easterly facing with large double glazed French doors which open out onto the patio and garden making this a lovely and bright sunny room especially in the mornings. There is a spacious understairs recess, an electric fire in wood surround, stairs rising to first floor and area for a dining table and two radiators.

First Floor Landing

Bedroom One

10'5" x 12'4" (max) (3.1838 x 3.7781 (max))

Radiator, full width sliding doors to double built in wardrobes and window to rear which is easterly facing making this a very bright and sunny room in the mornings. There is a built in airing cupboard with shelving and access to the loft space (which has a light) and door through the en-suite shower room.

En-suite

5'11" x 6'2" (1.8239 x 1.8804)

Vanity unit wash basin with cupboards beneath, fully tiled shower, extractor fan, ceiling spotlights, W.C. and radiator.

Bedroom Two

12'8" x 8'4" (3.8744 x 2.5438)

Radiator and window to front.

Family Bathroom

6'5 x 6'5 (1.96m x 1.96m)

Bath with shower over, vanity unit wash basin with cupboards beneath and ample work-surfaces either side,

W.C., fully tiled walls in bath and shower area and tiled splash-backs, extractor fan and radiator.

Rear Garden

33' (10.06m)

One of the main features of this property is the immaculate rear garden which has been extensively maintained to a very high standard by the present owner. The garden has a patio area which is an absolute suntrap for a good part of the day, then sheltered and enclosed. Beyond the patio is a large area of artificial grass with well stocked flower and shrub borders. At the rear of the garden is a pedestrian access gate that leads direct to the off street car parking space which can be seen from the upstairs back bedroom of the property.

Parking

There is an allocated parking space accessed from the rear pedestrian gate at the property. There are also two additional communal visitor car park spaces.

Agents Note

Tenure - Freehold

Council Tax Band B







Road Map



Hybrid Map

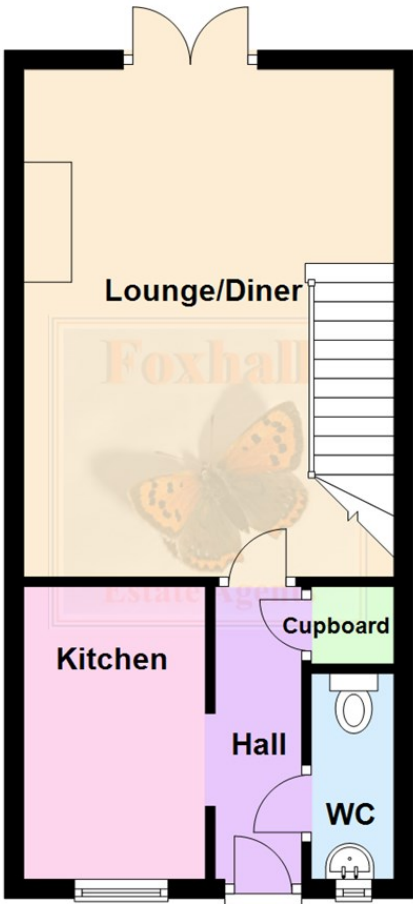


Terrain Map

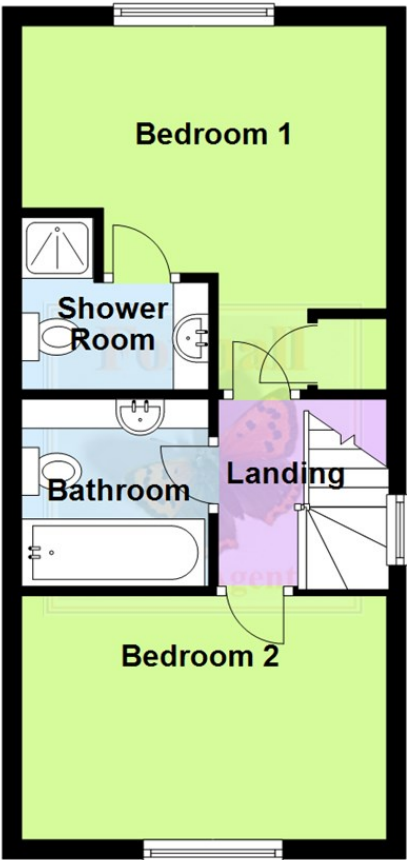


Floor Plan

Ground Floor
Approx. 32.0 sq. metres (344.1 sq. feet)



First Floor
Approx. 32.4 sq. metres (349.1 sq. feet)

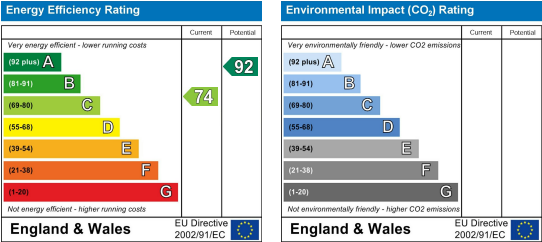


Total area: approx. 64.4 sq. metres (693.2 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.