

# Foxhall



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## Cauldwell Hall Road

East Ipswich, IP4 4QG

Asking price £250,000



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## Front Garden

Partly enclosed via a mid height brick wall with a block paved driveway, offering you parking for two cars with a shingle border, there is also right of way side access which leads to double gates on the side entering the rear garden for further parking and entry to the garage.

## Porch

Entry via an obscure double glazed door facing the front with an obscure double glazed windows to the front and side, tiled flooring and door to the entrance hall.

## Entrance Hall

Single glazed window facing the front, wood flooring, radiator, access to the stairs, under-stairs cupboard and doors to the lounge, kitchen / dining room and the cloakroom W.C.

## Lounge

12'2 x 12' (3.71m x 3.66m)

Double glazed bay window to the front, built in shelving and storage units, feature open chimney breast, coving and a radiator.

## Downstairs W.C.

Low flush W.C., extractor fan, wall mounted wash hand basin with tiled splash-back and wood flooring.

## Kitchen / Dining Room

17'7 x 10' (5.36m x 3.05m)

Two double glazed windows facing the rear, double glazed UPVC door facing the rear, extractor fan, wall and base units with cupboards and drawers, built in single electric oven with an integrated gas hob with a cooker-hood above, plumbing for a dishwasher, single sink bowl drainer unit with a mixer tap, tiled splash-back, area for dining, radiator, laminate flooring and a storage cupboard which holds a Baxi Duo Tec combi boiler

installed in 2014 and which has been regularly serviced ever since. Space for a fridge / freezer. Door leading to a rear lobby area.

## Rear Lobby

Double glazed windows to the sides and a door leading to the sun room.

## Sun Room

21'9 x 13' (6.63m x 3.96m )

Double glazed windows, Velux skylight, double glazed sliding patio doors to the rear. Plumbing for a washing machine, water softener and also access down the side which leads back to the front of the property which can be used for storage and leads to a UPVC double glazed door for access.

## First Floor Landing

Air conditioning unit which was installed approximately two years ago and is regularly serviced. Access to the loft, not boarded however has a light and a ladder. Radiator and doors to bedrooms one, two, three and the bathroom.

## Bedroom 1

15' x 9'8 (4.57m x 2.95m)

Double glazed bay window to the front with a radiator. Fitted mirror sliding wardrobes with a radiator.

## Bedroom 2

10' x 9' (3.05m x 2.74m )

Double glazed window to the rear and a radiator.

## Bedroom 3

8'3 x 6' (2.51m x 1.83m)

Double glazed window to the rear and a radiator.



## Family Bathroom

7'8 x 7' (2.34m x 2.13m )

Double glazed obscure window to the front, built in shelving, extractor fan, a Jacuzzi jet bath with a mixer tap over and an electric shower over, low flush W.C., pedestal wash hand basin, tiled splash-back with a heated towel rail and tiled flooring.

## Rear Garden

Large double gates to the rear of the garden giving you access to another off road parking space, which is in front of the garage. The garage is accessible within the rear garden. Fully enclosed via panel fencing sunny easterly facing rear garden with low maintenance with brick built and sleeper raised flower beds. With access to outside water.

## Agents Notes

Tenure - Freehold

Council Tax Band - C



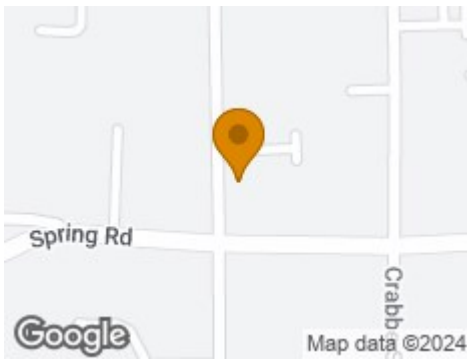








## Road Map



## Hybrid Map



## Terrain Map



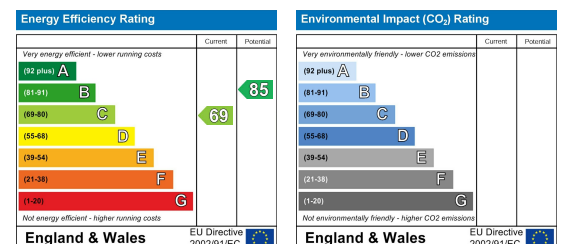
## Floor Plan



## 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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