

# Foxhall



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## Sunfield Close

East Ipswich, IP4 5LG

Asking price £325,000



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## Front Garden

Off road parking via a driveway to the front of the property.

## Entrance Porch

Door to entrance porch with double glazed window to front and side and entrance door to entrance hall.

## Entrance Hall

Radiator, cupboard under stairs, additional built in storage cupboard, stairs up and doors to:

## Downstairs Cloakroom

Low level W.C., wash hand basin and obscure double glazed window to side.

## Kitchen

18' 4 x 9' 6 (5.49m x 2.90m)

Comprising one and quarter bowl, single sink and drainer unit, cupboard, drawer and appliance space under and work-surfaces over, island with drawers, cupboard and breakfast bar area, double glazed window to side and rear, open serving hatch area and obscure double glazed door to outside.

## Lounge Area / Dining Area

13'3 x 12' / 11'11 x 8'7 (4.04m x 3.66m / 3.63m x 2.62m)

Lounge area: Double glazed window to front, radiator, laminated style flooring and custom made blinds to remain.

Dining area: Double glazed French doors to outside, made to measure blinds, laminated style flooring, coved ceiling and door to:

## Utility Room

8'4 x 7'3 (2.54m x 2.21m)

Upright cupboard, wall mounted cupboard, work-surface

with cupboard, drawer and appliance space under, sliding door to study.

## Study

7'7 x 7'3 (2.31m x 2.21m)

Double glazed window to front.

## Landing

Obscure double glazed window to side, built in airing cupboard, further built in cupboard housing Worcester combination boiler and doors to:

## Bedroom 1

10'5 x 9'8 increasing to 10'11 (3.18m x 2.95m increasing to 3.33m)

Double glazed window to front, radiator and storage / wardrobe area with hanging rail.

## Bedroom 2

10'9 x 8'4 (3.28m x 2.54m)

Double glazed window to rear and radiator.

## Bedroom 3

8'5 x 7'7 (2.57m x 2.31m)

Double glazed window to rear and radiator.

## Bedroom 4

7'11 x 7'11 (2.41m x 2.41m)

Double glazed window to front, large cupboard over stairs and radiator.

## Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level W.C, heated towel rail, shaver point, extractor fan and an obscure double glazed window to side.

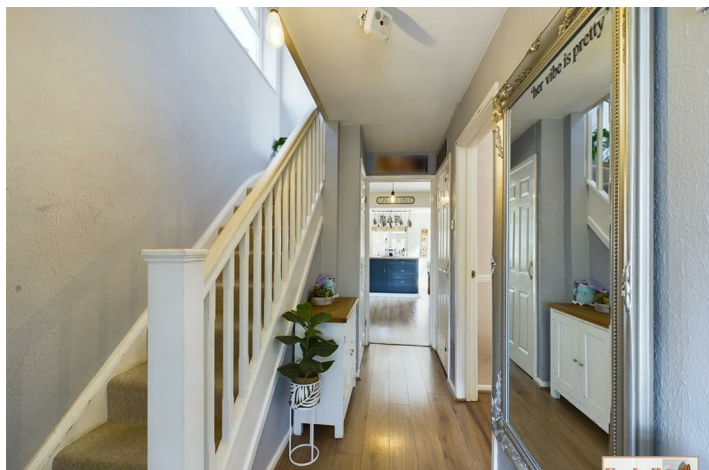
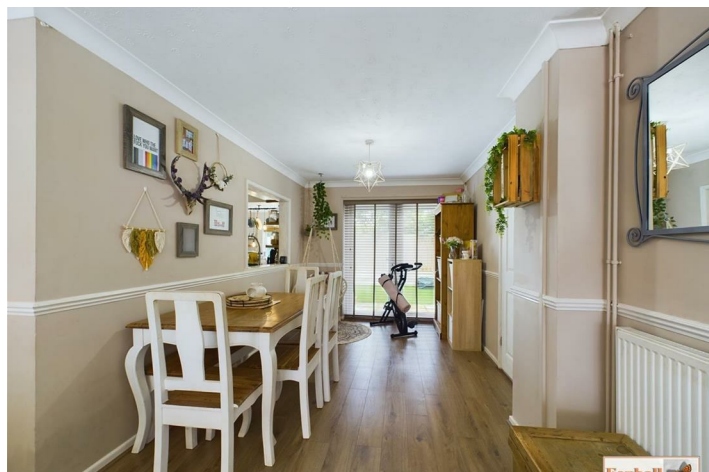
## Rear Garden

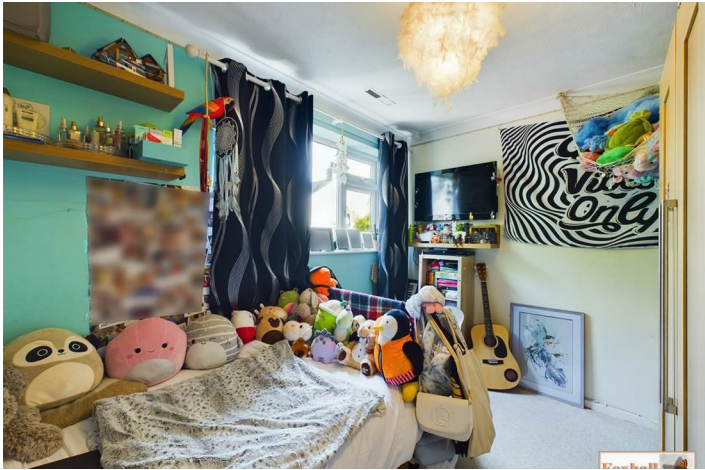
Enclosed rear garden with timber fencing with concrete posts, patio with artificial lawn and tree to the corner of the garden.

## Agents Notes

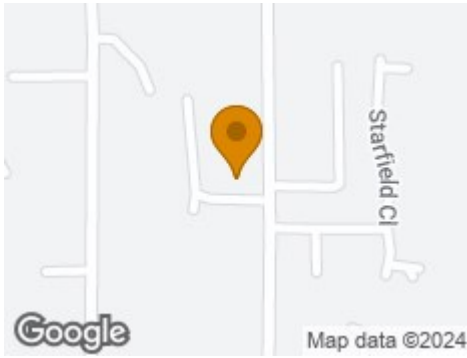
Tenure - Freehold

Council Tax Band C





## Road Map



## Hybrid Map



## Terrain Map



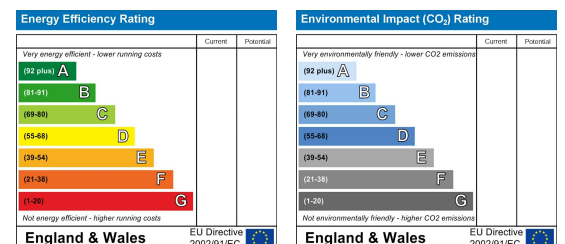
## Floor Plan



## 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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