

Foxhall



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Sheldrake Drive

Chantry, Ipswich, IP2 9NP

Guide price £220,000



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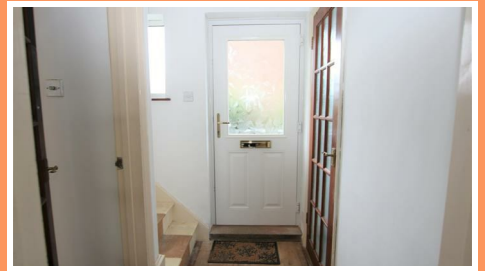
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Front Garden

Block paved driveway providing off road parking and paving slab pathway to front door. Lawn area and ramp to front door. Access to rear garden via side gate.

Entrance Hall

UPVC entrance door to entrance hall, with single glazed doors off to wet room, kitchen and lounge and stairs to first floor. Double glazed door to side with fitted blinds to stay.

Lounge

15'5" x 11'1" (4.70 x 3.39)

Ample lounge area with two double glazed windows to front with blinds to stay, feature gas fireplace (currently cut off but easily re-connected) and large under-stairs storage cupboard with single glazed door.

Kitchen

12'5" x 9'2" (3.79 x 2.80)

Comprising of wall and base units with drawers and cupboards under, work-surfaces over, sink. bowl and drainer unit, space and plumbing for washing machine, space for upright fridge / freezer, electric oven with hob and extractor over. Double glazed window and door to rear.

Landing

Double glazed window to front with blinds to stay, doors off to bedrooms one, two and three. Large storage cupboard over the stairs housing immersion water tank for hot water. Loft access.

Bedroom One

12'5" x 10'11" (3.81 x 3.35)

Double glazed window to front with fitted blinds to stay.

Bedroom Two

9'3" x 9'2" (2.84 x 2.81)

Double glazed window to rear with fitted blinds.

Bedroom Three

9'9" x 9'4" (2.98 x 2.85)

Double glazed window to rear with fitted blinds.

Wet Room

Fully fitted wet room with Mira electric shower and shower curtain, tiled area behind, wash hand basin and low flush W.C. Double glazed obscure windows to rear and side.

Rear Garden

23'7" x 23'11" (7.2 x 7.3)

Paved area directly from the property providing a lovely unoverlooked area for alfresco dining leading to a lawn area with several raised flower beds and mature shrubs and planting at the rear of the garden. Outside tap. Brick built storage shed with window to side. Easterly facing.

Agents Notes

Tenure - Freehold

Council Tax Band B

PLEASE NOTE THAT THE CURRENT OWNERS HAVE RE-PLASTERED CEILINGS IN KITCHEN, LOUNGE, HALLWAY, SLOPE OF STAIRS, LOUNGE WALLS X 2 AND KITCHEN WALLS X 2





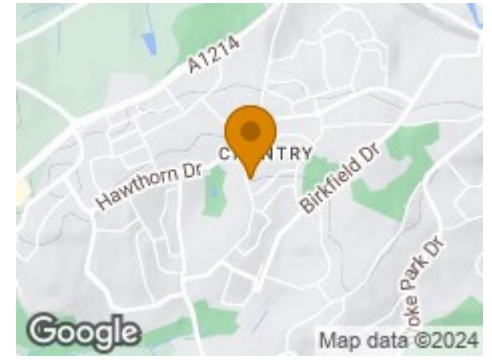
Road Map



Hybrid Map



Terrain Map



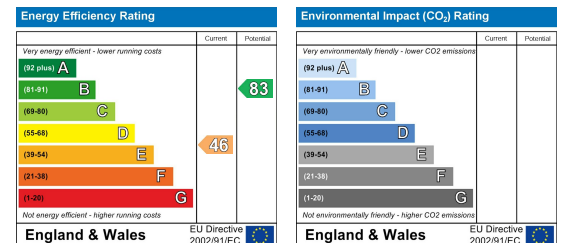
Floor Plan



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



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