

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Dandalan Close

Ipswich, IP1 5BW

Offers over £200,000



3



1



1



D



# Dandalan Close

Ipswich, IP1 5BW

## Offers over £200,000



### Front Garden

Paving leading up to the front door with an established shrub border to the front and small lawn area.

### Entrance Hallway

10'11" x 5'8" (3.35 x 1.74)

Modern upvc front door into entrance hallway, doors to the kitchen and lounge/diner, under stairs storage cupboard, stairs to first floor, laminate flooring.

### Kitchen

9'8" x 8'7" (2.95 x 2.64)

Base and eye level units, rolled worktops, integrated fridge/freezer, integrated electric oven and gas hob with extractor over, stainless steel sink and drainer. Cupboard containing the warm air heating system, front aspect double glazed window, tiled floors.

### Lounge/Diner

14'11" x 12'10" (4.55 x 3.93)

Rear aspect double glazed window, rear aspect double glazed door leading to the rear garden, feature fireplace, carpet, spotlights.

### Landing

10'0" x 2'9" (3.06 x 0.85)

Doors to all bedrooms and the bathroom, over stairs storage cupboard housing the water tank, loft access, carpet.

### Bedroom One

12'4" x 8'9" (3.78 x 2.69)

Rear aspect double glazed windows, built in wardrobes, carpet, spotlights.

### Bedroom Two

9'6" x 8'10" (2.9 x 2.7)

Front aspect double glazed window, carpet.

### Bedroom Three

8'2" x 5'11" (2.5 x 1.82)

Rear aspect double glazed window, carpet.

### Bathroom

5'10" x 5'4" (1.78 x 1.65)

Panel bath with stainless steel mixer taps, shower attachment and glass shower screen. Low level w.c and hand wash basin into vanity unit. Tiled walls, tiled floors and front aspect double glazed frosted window.

### Garden

Enclosed to panel fencing the rear garden is mainly laid to lawn with a patio area to the rear, raised flower bed, timber shed, outside tap and gated rear access.

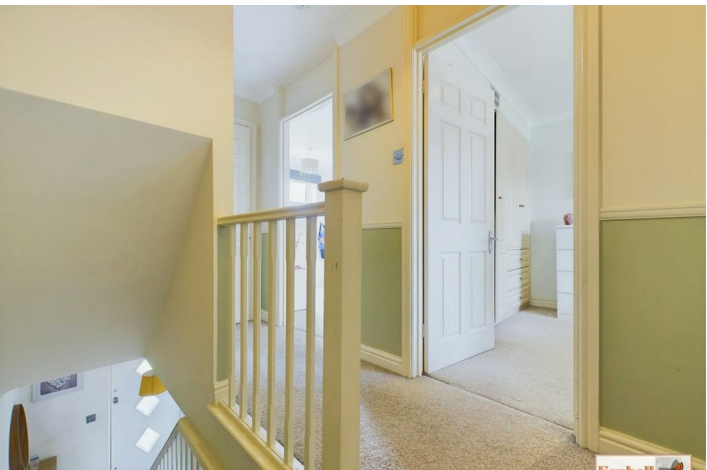
### Parking

Two allocated parking spaces along with unrestricted street parking.

### Agents Notes

Tenure - Freehold

Council Tax Band B





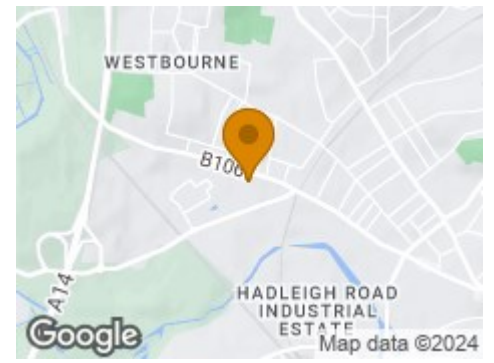
## Road Map



## Hybrid Map



## Terrain Map



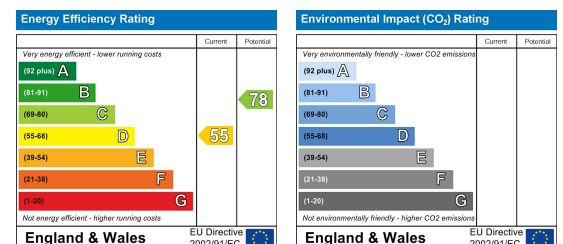
## Floor Plan



## 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.