

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



Blake Avenue

Shotley Peninsula, Shotley Gate, IP9 1RL

Guide price £220,000



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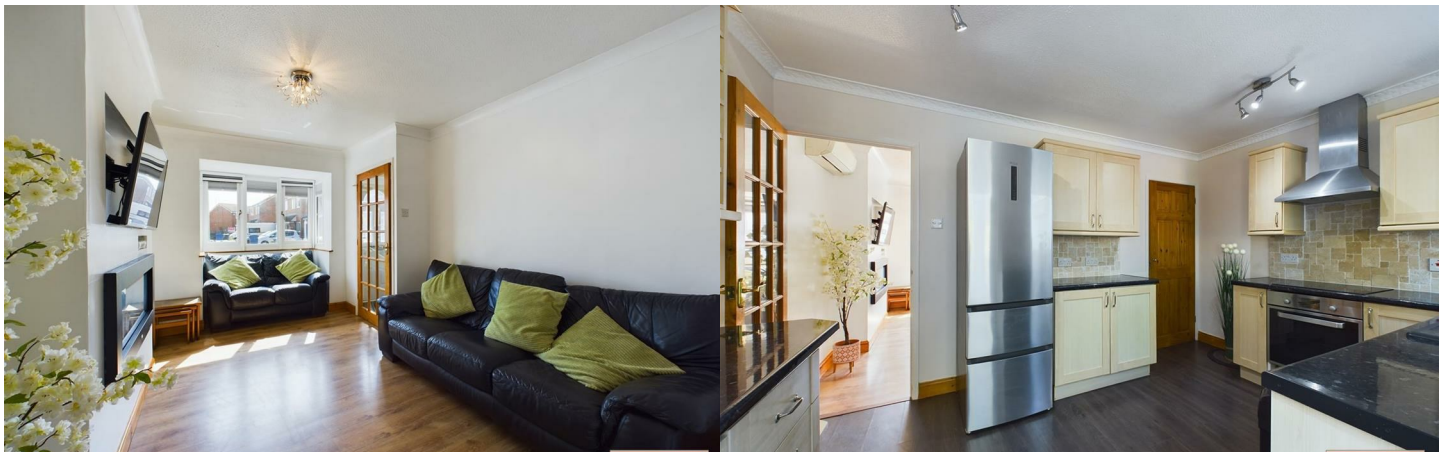
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Front Garden

Low maintenance front garden with front driveway tarmacked for 3 cars. Sky dish and wheelie bins to stay.

You have got an overhanging porch with an outside light and uPVC door into the front hallway.

Hallway

Stairs rising to the first floor. A hand rail has been put on by the current owner. There is also a cupboard housing the electric fuse board (which has been replaced again within the last 10 years). Door into the lounge. Smoke alarm.

Lounge

15'4" x 9'11" (4.69 x 3.04)

Double-glazed bay window to the front, inset blinds and all opening windows have insect blinds as well. Laminate flooring, a media wall and a telephone point. The sofas and the cushions to stay, the Dimplex fire heater to stay and the LG TV, Freesat media box, the air conditioning unit to stay. There is a wooden glazed door into the kitchen.

Kitchen/Breakfast Room

9'3" x 13'0" (2.82 x 3.98)

The kitchen comprising of wall and base units with cupboards and drawers under and roll top worksurfaces over. There is space and plumbing for a washing machine. There is a space and plumbing for a dishwasher (to stay). There is a Samsung induction hob with an extractor over and there is an integrated electric Hoover oven. There is an Asterite sink bowl drainer unit with a mixer tap which is a pull out directional style. There is a double-glazed window to the rear. There is a

double-glazed pedestrian door to the rear and double-glazed window to the side to the rear, splashback tiling, laminate flooring. There is a door to a large larder/storage cupboard area with shelving. There is space for a full height fridge / freezer. There are two sets of directional lights, there is coving there is a multitude of worksurfaces, etc and plenty of cupboards. Under sink is a zip inline electric heater for the directional tap. There are also dimmer switches in the kitchen.

Sun Room

6'8" x 12'3" (2.04 x 3.74)

There is a sun room that has had the doors, windows and the roof done in the current owners time. There is laminate flooring, there are three windows to the rear and French doors to the side and glass roof. Door leading back into the kitchen, two windows one on the side of the door and one on a standard window, (put in in the current owners' time). The French doors leading out onto the garden actually have an internal fly screen in them and also one of the windows in the sun room. Wall lights, electric points and there is an air conditioning unit providing cold and hot air heating.

First Floor Landing

Doors to bedrooms one and two and the bathroom. It also has the cupboard to the airing cupboard with the tank in it and shelving and a pull cord for the electric shower. You have access to the loft (which has a ladder, 600 mm insulation part boarding on stilts, and a light). Smoke alarm.

Bedroom One

9'4" x 13'1" (2.86 x 4.00)

Double-glazed windows to the front and they have both got inset blinds and both got insect nets on the opening windows. You have got a wall mounted air conditioning unit which operates cold and hot air heating. Carpet flooring, ariel point and a large cupboard with hanging space and shelving, this has got sliding doors on the front.

There is also a box over the stairs this side of the bedroom which could have some more bespoke fitted shelving or dressing table or drawers fitted. Coving.

Bedroom Two

10'2" x 6'9" (3.10 x 2.06)

Has the double-glazed window to the rear it also has an insect screen on the opening part. Air conditioning unit and laminate flooring. CCTV box and monitor to stay.

Bathroom

5'5" x 6'0" (1.66 x 1.83)

The bathroom has got a bath with a bifold shower screen, shower over which is a Triton T150EZ pumped thermostatic (approximately 9 years old). There is a wash hand basin and a low flush WC with concealed back plate, heated towel rail. an obscured double-glazed window to the rear that has an integrated insect net. Fully tiled walls with mosaic detail and fully tiled floor with quartz style fleck. Under sink is a zip inline electric heater.

Rear Garden

You have got two decking areas and an area of astroturf and shingle borders. A very low maintenance garden. You have got pedestrian access to the side, and you have also got pedestrian access to the rear both gates are lockable. The rear leads onto woods at the back.

There is an outside tap, there is a water butt to stay. The mats are to stay.

Garage/Shed

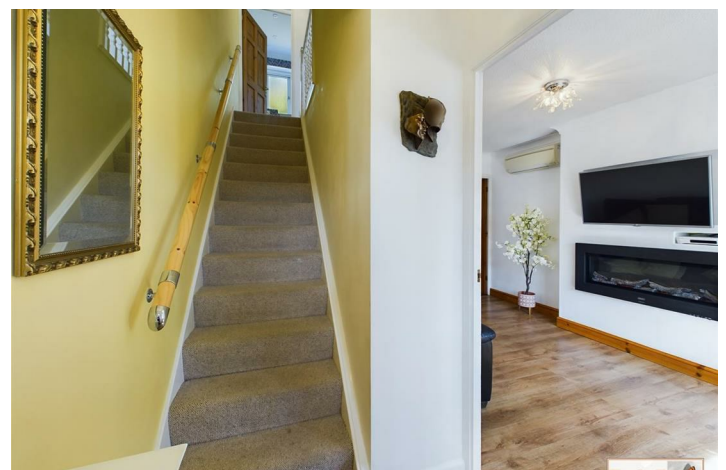
12'9" x 6'3" (3.89 x 1.92)

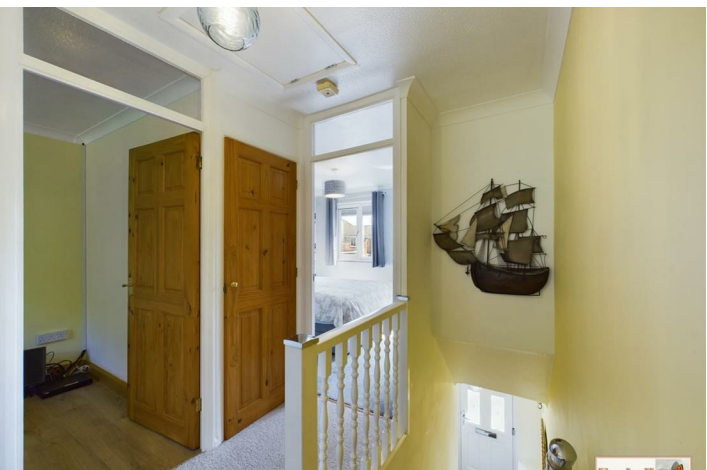
The garage has an inset security ring so you can put a chain around it for a motorbike, etc. It has got double doors at the front, double doors at the back, a window and it has a pitched roof and it has also got plenty of metal shelving. It has got two double sockets and one single socket as well as the braker unit and it is suitable for storage, etc.

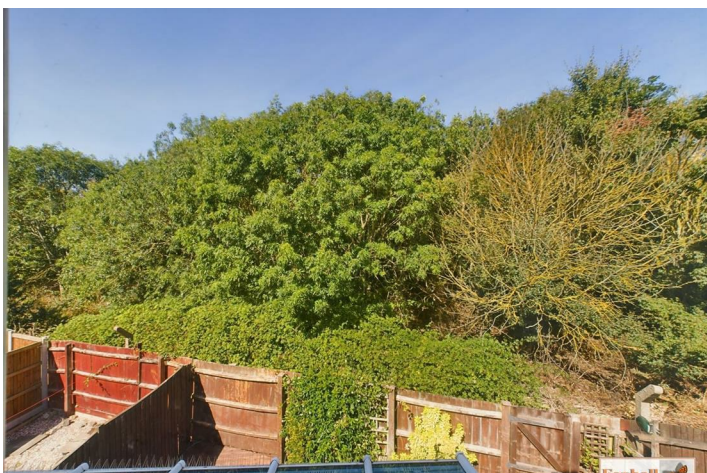
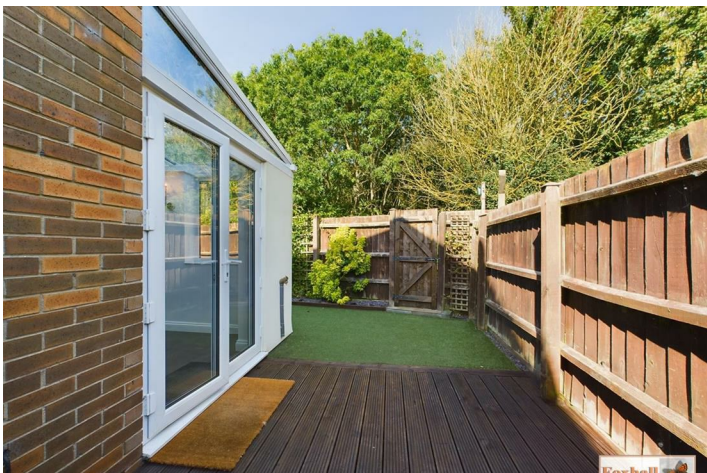
Agents Note

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



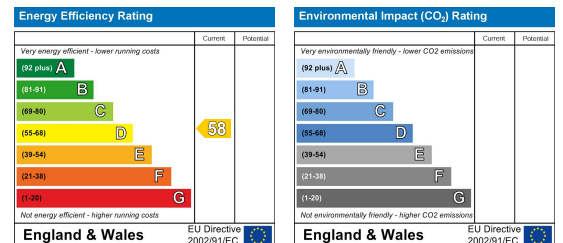
Floor Plan



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



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