

Foxhall



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Celestion Drive

East Ipswich, IP3 8GF

Guide price £265,000



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Front Garden

The front garden is low maintenance style with mature hedges, planting and pathway to front.

Entrance Hall

Arch to kitchen, door to lounge/diner, door to cloakroom, handy storage cupboard and laminate flooring.

Cloakroom

Comprising low level W.C., wash hand-basin, radiator, extractor fan and tiled splashback.

Kitchen/Breakfast Room

12'0" x 6'4" (3.665 x 1.951)

Comprising wall and base units with work-surfaces over, cupboards and drawers under, electric integrated oven with gas hob and extractor fan over, space for full height fridge/freezer, radiator, tiled splashback, tiled floor, wall mounted Glowworm combination boiler concealed in a cupboard, double glazed window to front, spotlights, space and plumbing for washing machine.

Lounge/Diner

15'4" x 13'0" (4.691 x 3.984)

Feature fireplace with electric fire, laminate flooring, double glazed French doors to rear, radiator, aerial point and large under-stairs storage cupboard.

First Floor Landing

Doors to bedroom three, bedroom four and family bathroom. New carpet.

Bedroom Three

13'3" x 9'1" (4.049 x 2.776)

Double glazed window to rear, two built-in wardrobes, aerial point, phone point and radiator. New carpet and roller blind.

Bedroom Four

13'0" x 8'6" (3.966 x 2.614)

Two double glazed windows to front, two double built-in wardrobes, aerial point, phone point and radiator. New carpet and roller blind.

Family Bathroom

6'3" x 6'2" (1.930 x 1.892)

Comprising panelled bath with shower over, low level W.C, vanity wash hand-basin, shaver point, splashback tiling, extractor fan, spotlights and lino flooring.

Second Floor Landing

Built in cupboard and doors to bedroom one and bedroom two. New carpet.

Bedroom One

11'10" x 11'0" (3.630 x 3.366)

Two double glazed windows to front, aerial point, phone point, radiator, three built in double wardrobes and door to en-suite. New carpet and roller blind.

En-suite

Comprising walk-in shower cubicle with shower over, pedestal wash hand-basin, low level W.C., radiator, extractor fan, spotlights, splashback tiling, shaver point and carpet.

Bedroom Two

13'0" x 10'10" (3.966 x 3.308)

Double glazed window to rear, aerial point, phone point and radiator. New carpet and roller blind.

Rear Garden

44'7" x 14'2" (13.590 x 4.326)

The rear garden is fully enclosed by fence and brick wall and commences with a decking area from French

doors ideal for a spot of alfresco dining, mainly laid to lawn with path through to rear where there is a pedestrian gate leading to the car park area. There is a small shed to remain and outside tap.

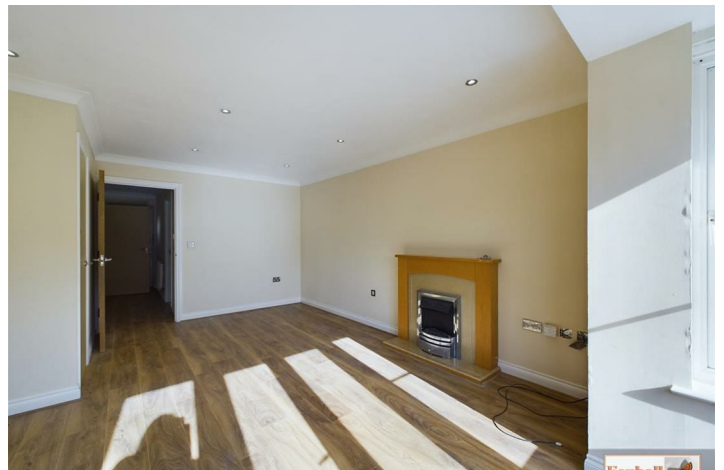
Garage and Parking

Garage in block with up and over door and parking space in front.

Agents Note

Tenure - Freehold

Council Tax Band - D







Road Map



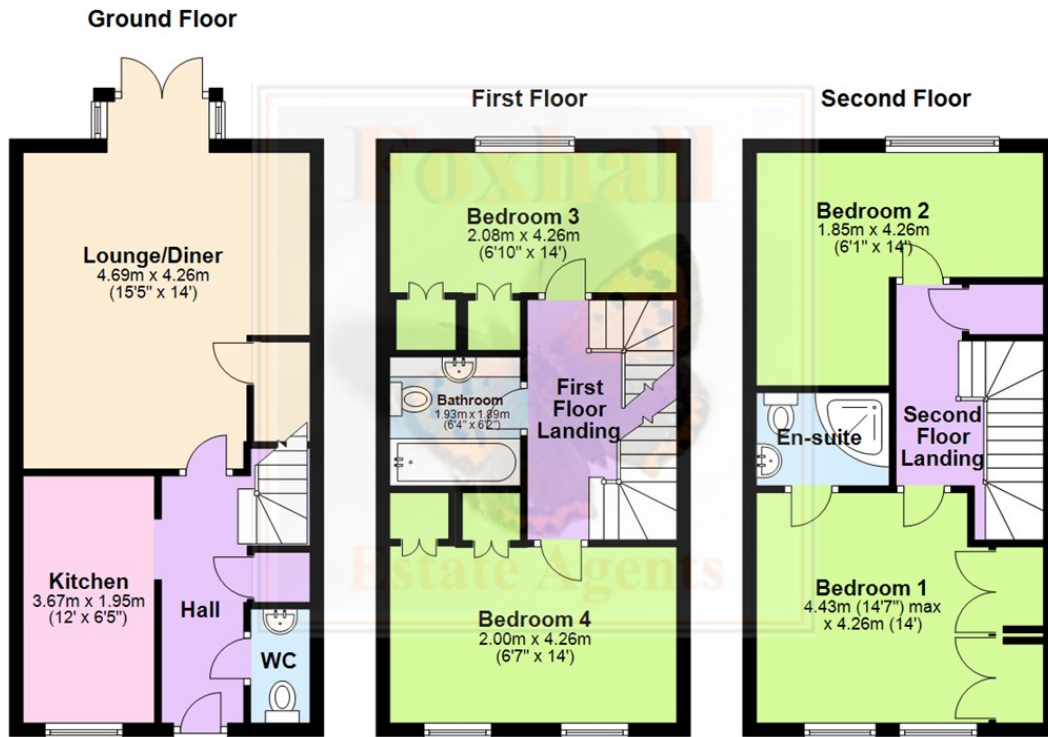
Hybrid Map



Terrain Map



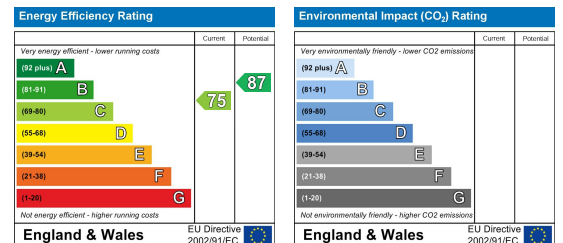
Floor Plan



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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