

# 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



## Norman Crescent

South East Ipswich, IP3 9JY

Offers in excess of £335,000



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## Front Garden

Block paved driveway with ample space for a good sized vehicle, access to the garage, pedestrian access to the side and garage, pathway through to the front door and access to the garden.

## Entrance Hallway

Entrance door into the entrance hallway, LVT or Karndean flooring, radiator, stairs rising to the first floor, wall lights.

## Downstairs Cloakroom

Vanity wash hand basin, low flush WC, same flooring, heated towel rail, light and extractor fan.

## Utility Room

7'8" x 6'0" (2.34 x 1.85)

An oak worksurface, space and plumbing for a washing machine and dryer, a radiator, cupboard under the stairs, same flooring, double glazed window to the front with fitted roller blind.

## Lounge / Diner

24'2" x 9'11" (7.38 x 3.03)

A feature fire place with an inset multi fuel wood burner, slate tiles, wooden bressummer beam across, carpet flooring, this is an L shaped room where you have the main part of the lounge. A right turning into the dining area where there are wall lights, radiator, carpet flooring and double doors back into the kitchen/breakfast room these are oak and glass.

In the lounge there is a further oak and glass doors into the kitchen and a double-glazed bay window to the front, an ariel point and telephone point, an oak door out into the hallway, double glazed French doors to the garden.

In the dining area - wall lights, radiator.

## Kitchen / Breakfast Room

8'7" x 18'11" (2.64 x 5.78)

Extremely well stocked comprising of a multitude of cupboards and drawers and oak worksurfaces over that the current owners have replaced, oak upright, Hotpoint integrated electric oven, Hotpoint induction hob over the top, splashback brick tiling, a stainless steel extractor fan over, ceramic inset butler sink with a style sink with a mixer tap over. A further integrated combination oven, microwave combination oven a baumatic, an integrated fridge freeze, space and plumbing for a slimline washing machine, large deep pan drawers as well as carousel drawers, wooden wall units (some of which are glazed), oak breakfast bar with oak kick stand, modern upright radiator, vinyl flooring, double glazed window to the side, double glazed pedestrian door to the rear, two Velux roof lights, bespoke wall lights (to stay).

## Landing

Doors to bedrooms one, two and three and the family bathroom. A long picture window with fitted blinds, double-glazed window with fitted blinds out to the side. There is also a loft which has no ladder, no boarding, no light as far as we know. Oak panelled doors.

## Bedroom 1

11'1" x 10'1" (3.39 x 3.09)

Double glazed bay window to the front with fitted blinds, radiator, carpet flooring, panelling on the wall and an oak door.

## Bedroom 2

10'7" x 10'4" (3.23 x 3.15)

Double glazed window to the side, fitted blinds, radiator, double wardrobe and single wardrobe with a mirror frontage, carpet flooring.

### Bedroom 3

7'9" x 9'2" (2.37 x 2.80)

Double glazed window to the rear, oak panel door

### Bathroom

7'7" x 9'1" (2.33 x 2.79)

A 4 piece bathroom with a panelled bath with mixer tap and handheld shower over the top, a separate walk-in shower cubicle with shower attachment, extractor fan, spotlights, low flush WC, wash hand basin, heated towel rail, vinyl flooring, shaver point, obscured double glazed window to the front with fitted blinds, splashback tiling, wall mounted Baxi boiler.

### Rear Garden

18'6" x 39'5" (5.648 x 12.027)

Decking area, pathway, lawned area, established shrubs and plants such as wisteria, hibiscus, agapanthus, calla lily, outside tap, outside lights, partially fenced and partially walled garden, established fruit trees (such as pear, cherry and apple) and pedestrian gate through to the front. An attractive mid-height brick wall and fence combination at the front of the garden and the brick wall carries on round the garden itself.

### Garage

18'10" x 9'6" (5.76 x 2.91)

An electric up and over door, pitched roof for plenty of storage, light and power, space for everything you could need.

### Agents Notes

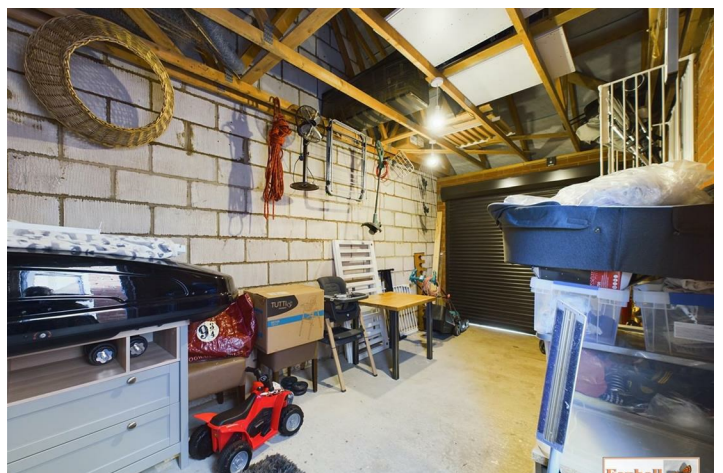
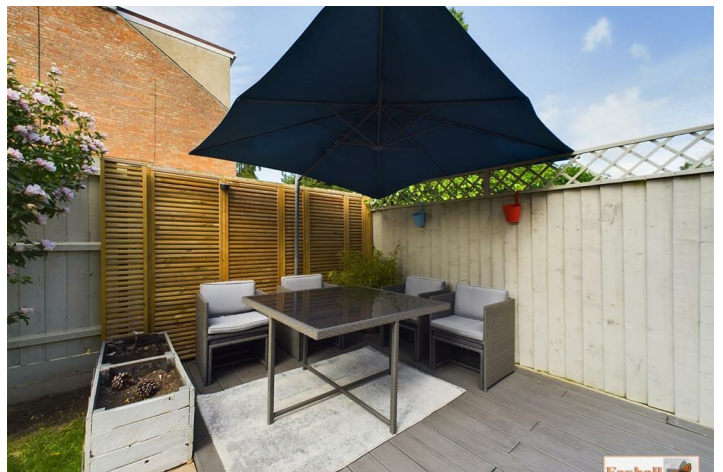
Tenure - Freehold

Council Tax Band C









## Road Map



## Hybrid Map



## Terrain Map



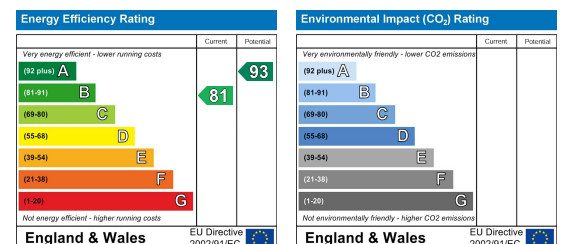
## Floor Plan



## 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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