

Foxhall



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Breydon Way

, Ipswich, IP3 9GA

Asking price £290,000



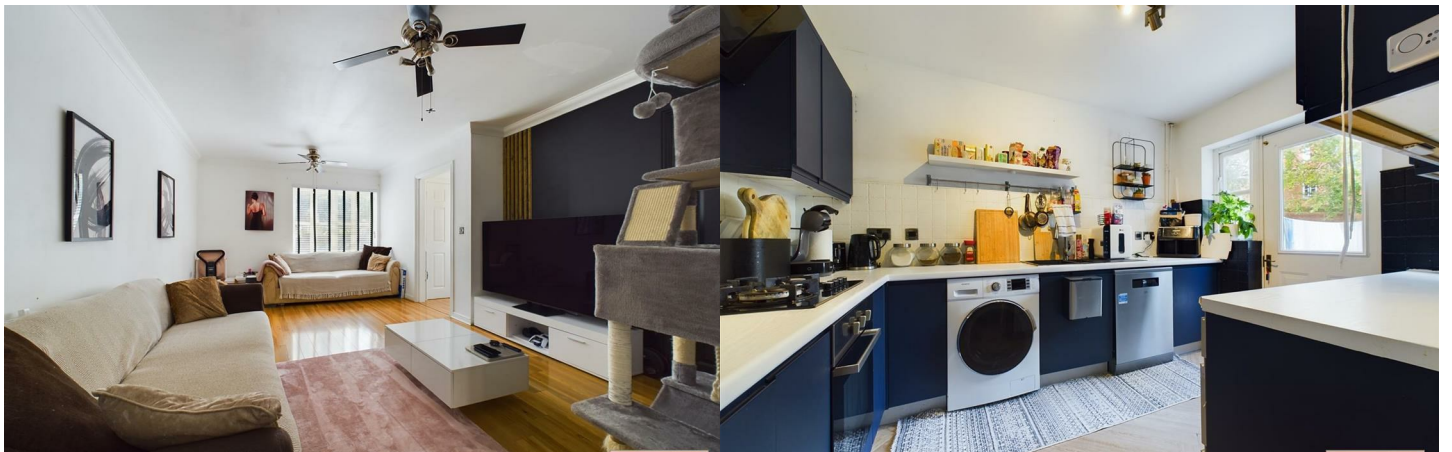
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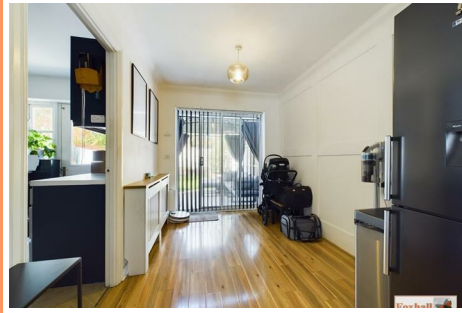
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Front Garden

Off road parking for one car leading to the garage, small front lawn and access to the front door which is on the side.

Lounge

17' x 11' (5.18m x 3.35m)

Double glazed window to front, radiator, coving, under-stairs cupboard and opening through to the dining area.

Dining Area

11' x 7'8 (3.35m x 2.34m)

Double glazed patio sliding doors to rear, radiator, panelled wall, laminate flooring, coving and entrance to kitchen.

Kitchen

11' x 8' (3.35m x 2.44m)

Double glazed window to rear, double glazed door to rear garden, fitted kitchen with wall and base units and cupboards and drawers, one and a half sink bowl drainer unit, plenty of work-surfaces, built in oven, gas hob, space for fridge / freezer, plumbing for a washing machine, plumbing for a dishwasher and wall mounted Ideal Logic boiler which was installed in 2021.

Hallway

Double glazed door leading into the hallway, laminate flooring, radiator, access to the stairs, coving and doors to the lounge and W.C.

Downstairs Cloakroom

Low flush W.C., wash hand basin, half tiled walls, radiator and laminate flooring.

First Floor Landing

Access to the loft which has a light and ladder. Doors to bedrooms 1, 2 and 3 and the family bathroom.

Bedroom 1

13'2 x 8' (4.01m x 2.44m)

Double glazed window to front, radiator and fitted mirrored sliding wardrobes and a door to en-suite.

En-Suite Shower Room

Double glazed obscure window to side, shower cubicle, pedestal wash hand basin, low flush W.C., extractor fan and laminate flooring.

Bedroom 2

11' x 8'3 (3.35m x 2.51m)

Double glazed window to rear, radiator and laminate flooring.

Bedroom 3

8' x 7'4 (2.44m x 2.24m)

Double glazed window to rear, radiator and laminate flooring.

Bathroom

8'8 x 7' (2.64m x 2.13m)

Panelled bath with mixer taps and shower attachment, heated towel rail, extractor fan, low flush W.C., pedestal wash hand basin, tiled splash-back, laminate flooring and an airing cupboard.

Rear Garden

Fully enclosed westerly facing rear garden, mostly laid to lawn with raised flower beds, decking area across the back of the property giving you an outside tap and access in to the garage via the rear door.

Garage

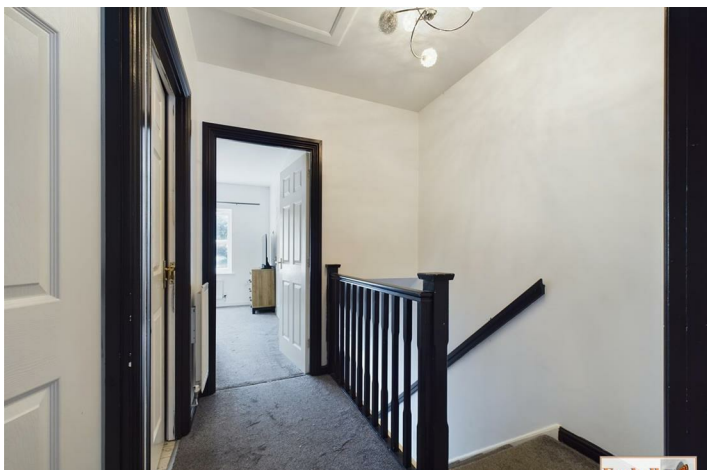
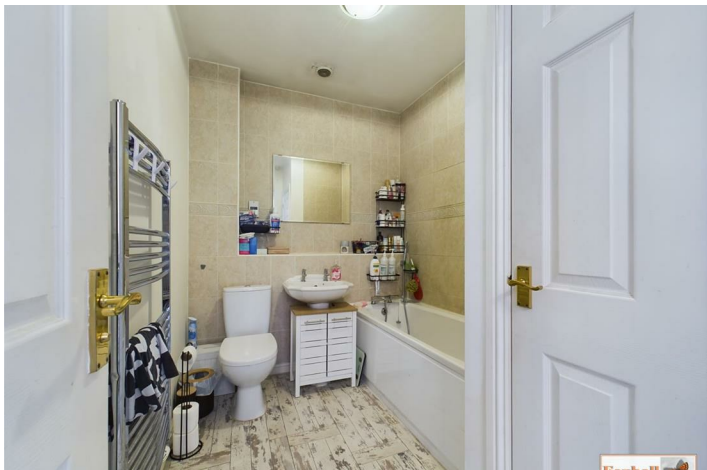
13'1" x 17'5" (4.00 x 5.32)

Door to rear with power and lighting, manual up and over door and a loft hatch for storage space.

Agents Notes

Tenure - Freehold
Council Tax Band C







Road Map



Hybrid Map



Terrain Map



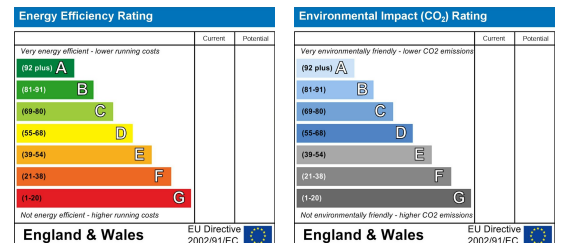
Floor Plan



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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