

Foxhall



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The Strand

Wherstead, IP2 8NL

Guide price £275,000



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Front Garden

Access to off road parking via the front via a drop kerb giving you access for parking on hardstanding concrete block paved driveway and a gravel area with the view from the front of the property giving you the view of an obvious building plot to the side which gives you the opportunity to extend the current property or to potentially but planning forward for a building plot. There is a gate offering you access to the rear garden and a pathway to the front door.

Entrance Porch

Entry via a double glazed door to the front with laminate flooring and a door to the entrance hall.

Entrance Hall

Laminate flooring, high picture rails, access to the stairs and access to the lounge/diner.

Lounge/Diner

11'1" x 10'7" / 11'0" x 10'11" (3.39 x 3.24 / 3.37 x 3.34)

Double glazed four bay window facing the front, double glazed uPVC door to the side going out into the garden, single glazed window facing the rear, door to the under stairs cupboard, two radiators and another double glazed door facing the side, door into the kitchen.

Kitchen

14'10" x 8'10" (4.54 x 2.71)

Pantry space, storage cupboard, radiator, wall and base fitted units with cupboards and drawers, 1 1/2 sink bowl and drainer unit, two double glazed windows facing the side, electric hob with a cooker hood above, electric built in oven, plumbing for a washing machine, space for a fridge/freezer, tiled walls and splashback, laminate flooring, coving, wall mounted Ideal boiler which is roughly 7 years old (regularly serviced) with a single glazed door to the side going out to the conservatory.

Conservatory

Timber framed and single glass constructed with a double glazed uPVC door facing the rear to go out into the garden with laminate flooring.

First Floor Landing

Access to loft which is boarded with no ladder with a lead light.

Bedroom One

11'3" x 13'11" (3.44 x 4.25)

Double glazed window facing the side, double glazed window facing the front, four bay double glazed window facing the front all giving you access to views over the River Orwell and the Orwell bridge. The bedroom also offers high picture rails and a radiator and a fitted wardrobe.

Bedroom Two

11'4" x 8'6" (3.46 x 2.61)

Double glazed window facing the rear giving you field views, wood flooring, high picture rails and a radiator.

Bathroom

Double glazed obscure window to the side, panel bath with mixer taps and an electric shower over, heated towel rail, low flush WC, pedestal wash hand basin, lino flooring and fully tiled walls.

Bedroom Three

9'6" x 8'11" (2.90 x 2.72)

Natural wood flooring, radiator, double glazed window facing the rear which a beautiful view over some fields.

Rear Garden

Fully enclosed un-overlooked south westerly facing rear garden with field views towards the back and views of

the Orwell bridge facing the front. The property offers a good size plot to the rear which from obvious observation giving you the opportunity to extend or build a property on the land potentially, there are block paved pathways, patio areas, laid to lawn with a shed, summer house, outside tap and a rear gate giving you access to a pedestrian walkway which is a dog walkers dream with stunning field views.

The rear garden also offers an array of fruit trees including a fig, redcurrants, cooking apples, plum, and pear

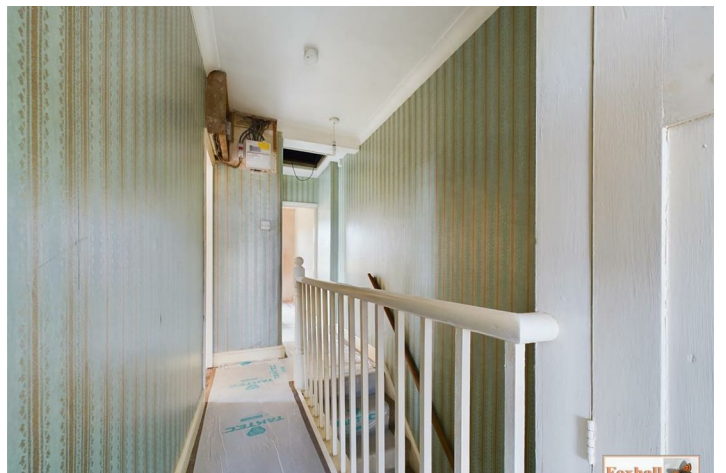
Agents Note

Tenure Freehold

Council Tax Band C









Road Map



Hybrid Map



Terrain Map



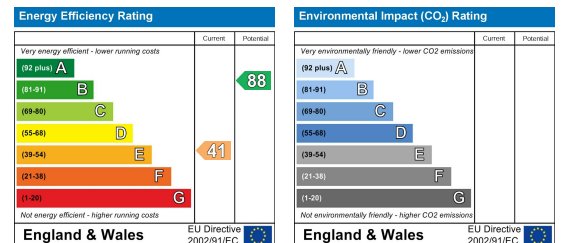
Floor Plan



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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