

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



Green Crescent

Bucklesham, Ipswich, IP10 0EA

Guide price £325,000



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Front Garden

Hardstanding at the front for one car, a lawn area which could also be turned into extra parking for a further car if required, mid height brick wall with mature planting surrounding the lawned area and pathway through a secure metal gate to the front door and the conservatory door, access to the garage, there is also a small open porch and outside light. Access is via a shared lane which also supplies access to the allotments at the rear.

Entrance Hallway

Entrance door into hallway, carpet flooring, radiator, phone point, access to the loft, doors to lounge, bedroom one, bedroom two, family bathroom, kitchen/breakfast room, cloakroom

Kitchen/Breakfast Room

12'6 x 9'9 (3.81m x 2.97m)

Comprising wall and base units with cupboards and drawers under, work surfaces over, stainless steel sink bowl drainer unit with mixer tap over and Belling electric oven with Belling induction hob over, extractor fan, splashback tiling, integrated Beko washing machine, integrated fridge/freezer, double glazed window overlooking the rear garden with fitted roller blinds, wall mounted heater (not tested), breakfast bar, radiator with bespoke wooden cover, additional moveable island which has a stainless steel top and cupboards under (to remain), door to a utility cupboard housing the wall mounted Worcester Bosch boiler installed February 2005. There is also a door to the conservatory.

Lounge

12' x 14'4 (3.66m x 4.37m)

Double glazed window to the front with fitted blinds, radiator, carpet flooring, coving, aerial point, feature fireplace with gas inset fire, tiled backing and hearth, wall lights.

Bedroom One

14'5 x 11'11 (4.39m x 3.63m)

Double glazed window to front with fitted blinds, radiator, aerial point, two double wardrobes (to stay) with mirror fronted doors, phone point, carpet flooring, coving.

Bedroom Two

11'7 x 8'10 (3.53m x 2.69m)

Double glazed window to rear, laminate flooring, radiator (currently being used as dining room).

Bathroom

8'6 x 4'11 (2.59m x 1.50m)

Panelled bath with mixer tap and hand held shower over, low flush W.C., vanity wash hand basin, splashback tiling, obscure double glazed window to the rear with fitted roller blind, laminate flooring, heated towel rail.

Cloakroom W.C.

Low flush WC, wash hand basin, fully tiled walls, tiled floors, obscure double glazed window to side, coving.

Conservatory

11' x 7'1 (3.35m x 2.16m)

uPVC and brick construction, personal door to the rear garden and a personal door to the side access, wall lights, radiator, aerial point, laminate floor, power and lighting.

Rear Garden

A lovely un-overlooked corner plot garden, starts with a pathway and patio area with beautiful field and horse field views, ramp down to a lawned area which is packed with mature planting and borders on all three sides, shed (to stay) which is approximately 7'x 8', there is an arch through to a further corner of the garden and

a pedestrian gate to the rear of the property onto the bridle paths and fields and access to the allotments to the side.

Garage

16'5 x 13'2 (5.00m x 4.01m)

Manual up and over door and a pedestrian door to the rear garden, plenty of space for fridge freezers/dryers etc, 1 1/2 x garage,

Agents Note

Tenure - Freehold

Council Tax Band C









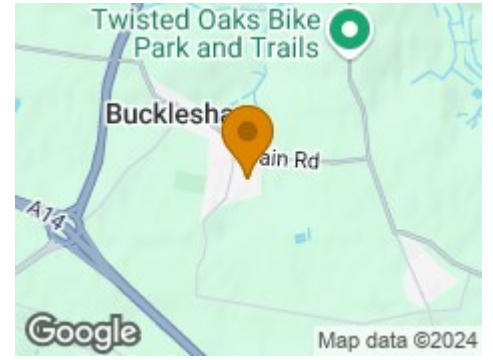
Road Map



Hybrid Map



Terrain Map



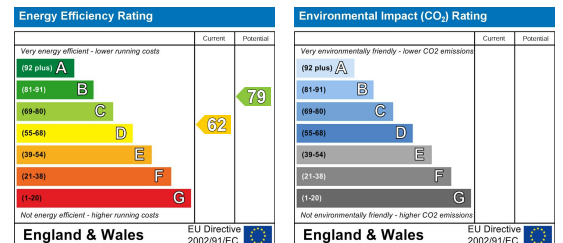
Floor Plan



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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