

# Foxhall



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## Norman Crescent

Ipswich, IP3 9JY

Offers in excess of £230,000



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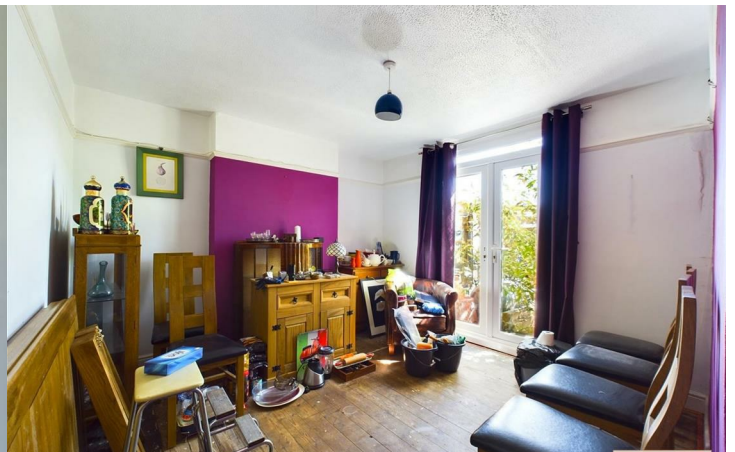
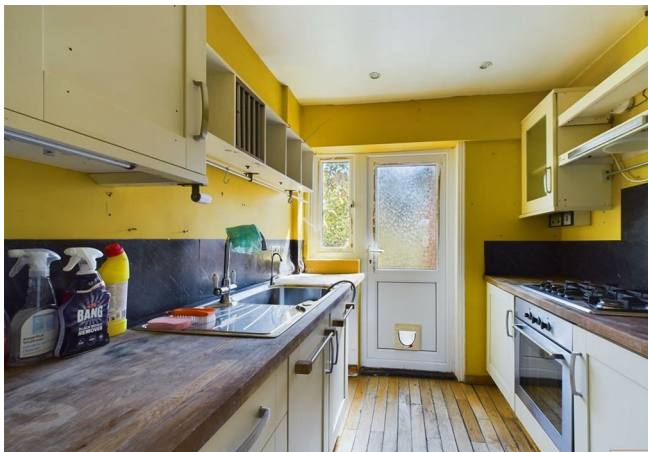
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## Front Garden

Requires cultivation with lawned area, shared driveway at the side of the property which leads to the garage and access into the rear garden.

## Recessed Entrance Porch

Obscure double glazed, leaded light style stain glass effect door to:

## Entrance Hall

Radiator, cupboard under stairs, doors to:

## Living Room

11'4" x 11'0" (3.47 x 3.36)

Double glazed bay window to front, fireplace with brick fire surround, hearth, radiator.

## Dining Room

12'0" x 12'2" (3.66 x 3.72)

Picture rail, radiator, double glazed French style doors to outside.

## Kitchen

8'3" x 7'3" (2.52 x 2.22)

Comprising single drainer stainless steel sink unit with cupboards under, worksurfaces with drawers and cupboards under, cupboards over, double glazed window and obscure double glazed door to rear and outside.

## First Floor Landing

Doors to:

## Bedroom One

12'0" x 12'4" (3.66 x 3.76)

Double glazed bay window to front, radiator.

## Bedroom Two

11'5" x 12'2" (3.48 x 3.72)

Double glazed window to rear, radiator, fitted wardrobe.

## Bedroom Three

8'9" x 6'1" (2.69 x 1.87)

Double glazed window to front, built in airing cupboard housing hot water tank.

## Bathroom

5'6" x 6'2" (1.70 x 1.88)

Panel bath with mixer tap, shower (not tested) over and screen, pedestal wash hand basin with a mixer tap, low lever WC, radiator, obscure double glazed window to rear.

## Garage

Up and over door.

## Rear Garden

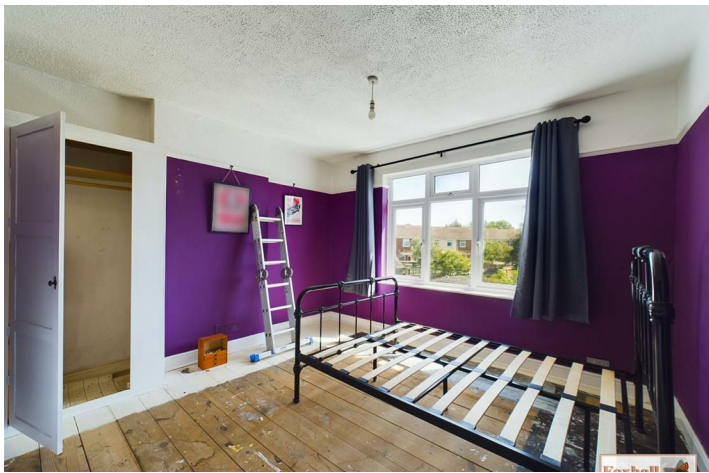
South easterly facing and of an excellent size however requiring cultivation, enclosed by timber fencing, outside light and tap and a decked area with door to brick outhouse which houses the Vaillant wall mounted boiler (not tested), window to side.

## Agents Note

Tenure - Freehold

Council Tax Band B

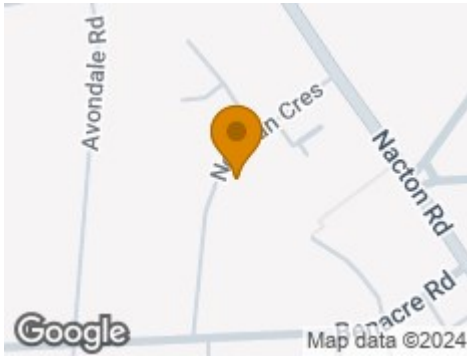








## Road Map



## Hybrid Map



## Terrain Map



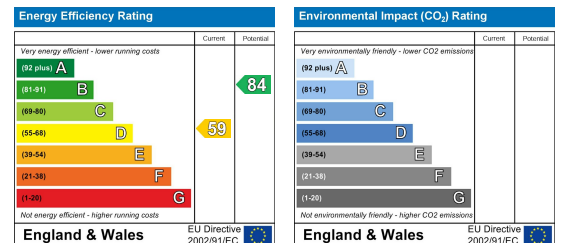
## Floor Plan



## 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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