

Foxhall



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Gowers Close

Grange Farm, IP5 2XE

Offers in excess of £400,000



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Front Garden

Large driveway to the front of the property providing off road parking for approx. 3 cars (size dependent) with a neat landscaped area to the very front containing a range of shrubs, open plan style lawned area in front of the lounge with retaining hedge and shrub borders. Side access leading round to the rear garden accessed via a gate.

Obscure double glazed entrance door to entrance porch.

Entrance Porch

Tiled floor, coved ceiling, radiator and door to.

Entrance Hallway

Radiator, door to garage, wood style laminate flooring, stairs off to first floor and doors to.

Cloakroom

Low level WC, wash hand basin with cupboard under, radiator, obscure double glazed window to side.

Lounge

16'8 x 12' (5.08m x 3.66m)

Double glazed bay window to front, two radiators, Adam style fire surround, through to.

Dining Room

9'2 x 8'3 (2.79m x 2.51m)

Radiator, coved ceiling, double glazed French style doors to outside and door to.

Kitchen

15'3 x 7' (4.65m x 2.13m)

Well fitted with white gloss fronted units comprising single bowl single drainer stainless steel sink unit with a mixer, drawer cupboard under, good range of work surfaces with drawers, cupboards and appliance space

under, wall mounted cupboards over. The units include four curved units and space for a fridge/freezer, double glazed window to rear, radiator, coved ceiling, tiled floor, obscure double glazed door to.

Conservatory

8' x 6' (2.44m x 1.83m)

Double glazed French style doors to outside.

First Floor Landing

Obscure double glazed window to side, built in airing cupboard housing hot water tank, access to loft which we understand from the vendor is 3/4 boarded and is supplied with light and there is a fitted ladder, doors to.

Bedroom One

12'1 (to wardrobes) x 11'3 (3.68m (to wardrobes) x 3.43m)

Double glazed window to front, radiator, built in wardrobes with mirror fronted sliding doors, further built in wardrobe, door to.

En-Suite Shower Room

Shower, low level WC, pedestal wash hand basin, obscure double glazed window to side.

Bedroom Two

11' (reducing to 9'6) x 11'3 (3.35m (reducing to 2.90m) x 3.43m)

Double glazed window to front, radiator, built in wardrobe, drop down lighting.

Bedroom Three

8'6 (increasing to 9'11) x 9'4 (plus door recess) (2.59m (increasing to 3.02m) x 2.84m (plus door rec)

Double glazed window to rear, radiator, built in wardrobe.

Bedroom Four

10'3 x 7'10 (3.12m x 2.39m)

Double glazed window to rear, radiator.

Bathroom

Panel bath with mixer shower attachment, pedestal wash hand basin with mixer, low level WC, obscure double glazed window to rear, extractor fan, radiator.

Rear Garden

Landscaped by Ian Baker of Home Meadow Nurseries Landscaping Company with patio, a side area with a shed, very neat lawn areas, excellent range of flower and shrub borders with trees and feature pond.

Agents Note

Tenure - Freehold

Council Tax Band D







Road Map



Hybrid Map



Terrain Map



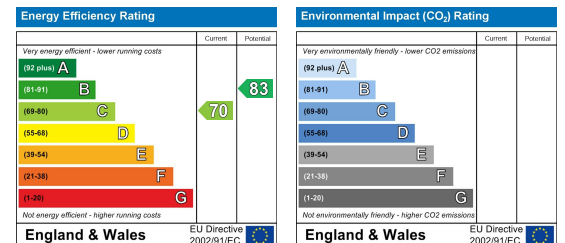
Floor Plan



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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