

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



Link Road

Capel St. Mary, Ipswich, IP9 2HH

Offers in excess of £325,000



3



1



2



C



Link Road

Capel St. Mary, Ipswich, IP9 2HH

Offers in excess of £325,000



Summary Continued

New owners can be reassured that the property and grounds have been carefully maintained and when anything has needed to be serviced or replaced the current owners have seen to the same.

Front Garden

Front door coming into the porch.

Porch

9'7 x 3'7 (2.92m x 1.09m)

Floor tiles, obscure double glazed windows two to the front and one to the side, outside dusk light operated from the utility room.

Utility Room

9'10 x 4'11 (3.00m x 1.50m)

Obscure double glazed window to the front, tiled flooring, obscure part glazed and uPVC pedestrian door out into the rear garden, space for a dryer currently a condenser dryer but also the outside flue for a traditional dryer, plenty of room for other appliances such as chest freezers, lighting, patio door through into the entrance hallway.

Entrance Hallway

Radiator, telephone point, stairs up to first floor, door to lounge and to the kitchen.

Lounge

12'6 x 12'12 (3.81m x 3.66m)

Large double glazed window to the front, fitted blinds, radiator, carpet flooring, aerial points, through to the dining area.

Dining Room and Sun Room / Office

20'10 x 9'6 (6.35m x 2.90m)

Dining Room - Carpet flooring, radiator, archway

through to the office/sun room, door through to the kitchen itself.

Sun Room / Office - Double glazed patio doors to one side with blinds, double glazed window to rear with blinds, telephone and aerial point. Switch for outside light.

Kitchen

9'9 x 8'10 (2.97m x 2.69m)

Modern kitchen comprising wall and base units with cupboards and drawers under, work-surfaces over, under unit lights, integrated oven and combination oven/microwave recently re-fitted, induction hob recently re-fitted with extractor over, kick-board heater, space and plumbing for a washing machine, space and plumbing for a dishwasher, stainless steel sink bowl drainer unit with mixer tap, double glazed window to rear with fitted blind, splash-back tiling and floor tiling. Double glazed door to rear garden. Larder cupboard and large under-stairs cupboard.

First Floor Landing

Doors to bedrooms one, two, three, shower room and separate WC, access to the loft (insulated, part boarded), double glazed window to side with fitted blinds.

Bedroom One

11'8 x 10'1 (3.56m x 3.07m)

Large double glazed window to front, radiator, large walk in cupboard, large number of wall to wall fitted units which are open to negotiation, fitted headboard with side boards that are matching again open to negotiation, carpet flooring.

Bedroom Two

9'9 x 9'6 (2.97m x 2.90m)

Large double glazed window to the rear, radiator, fitted blinds, large storage cupboard, carpet flooring, further large airing cupboard with storage and a wall mounted Worcester/Bosch boiler, aerial point.

Bedroom Three

8'3 x 8' (2.51m x 2.44m)

Double glazed window, fitted blinds, radiator, carpet flooring, large over stairs cupboard with carpet flooring.

Shower Room

5'6 x 5'6 (1.68m x 1.68m)

Vanity wash hand basin, large walk in shower cubicle, handheld shower and rainfall shower, extractor fan, fully tiled floor, fully tiled walls, radiator, obscure double glazed window to rear, mirror with integrated light.

Cloakroom

4'9 x 2'9 (1.45m x 0.84m)

Low flush WC, obscure double glazed window to the side, fully tiled walls, fully tiled floor, tiled recess shelving area.

Rear Garden

23'5" x 26'9" (7.14m x 8.15m)

Beautiful enclosed rear garden, fully landscaped with a plethora of mature shrubs and flowers and a path which winds its way through the garden giving several seating areas allowing for home owners to follow the sun with the day. Patio areas, pergola and summer house 10' x 10', greenhouse and large shed all to stay. Outside tap. PIR light by the back gate which leads to the parking spaces and front of the garage.

Garage

17'1" x 8'2" (5.208 x 2.491)

Power light storage, manual door plus pedestrian door, security light for back gate. The roof on the garage has been replaced.

Agents Note

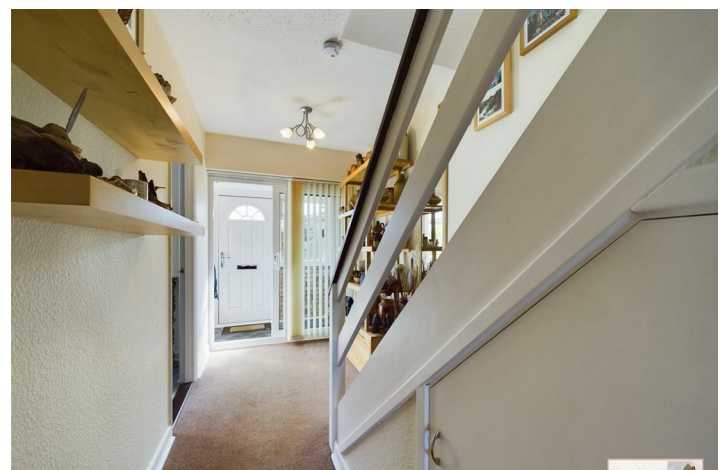
Tenure - Freehold

Council Tax Band - C

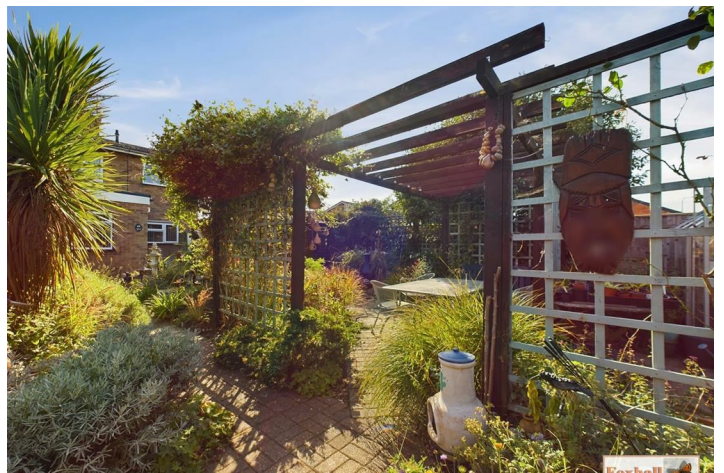
Village of Capel St Mary

The village of Capel St Mary is situated approximately six miles south west of Ipswich and is located within the highly regarded East Bergholt High School Catchment area. The village itself is well served by an excellent range of local amenities including primary schooling with most of the facilities located in the village centre with a large Co-op and a range of independent shops such as a bakery and hairdressers there is also a range of takeaways and a public house. There are a number of excellent walks around the village and close by and the village also lies within a short drive of Manningtree and

Ipswich Railway Station with its direct links to London Liverpool Street. Additional facilities include a large playing field and a doctors surgery which is part of the Constable Country Medical Practice.









Road Map



Hybrid Map



Terrain Map



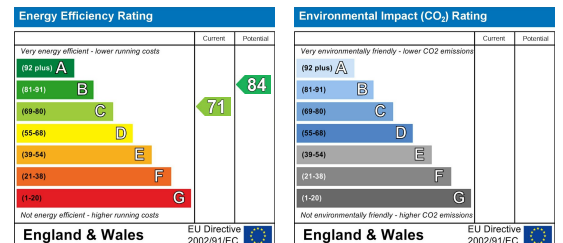
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.