

# 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



## Holcombe Crescent

Ipswich, IP2 9PW

Offers over £290,000



3



1



2



C



# Holcombe Crescent

Ipswich, IP2 9PW

Offers over £290,000



## Holcombe Crescent

EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH A GARAGE - CLOAKROOM/WC AND UTILITY SPACE - MODERN FITTED LARGE GALLEY KITCHEN - LARGE LOUNGE AND SEPARATE DINING ROOM - FIRST FLOOR MODERN FITTED SHOWER ROOM - POPULAR IP2 LOCATION - GOOD SCHOOL CATCHMENT (SUBJECT TO AVAILABILITY)

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this three/four bedroom extended semi detached house situated in the popular IP2 area.

The property benefits from a large lounge, separate dining room, large galley modern fitted kitchen, cloakroom/WC with utility space, a first floor modern fitted shower room and a very well maintained beautifully presented rear garden. The property also has the benefit of off road parking spaces for two cars very comfortably with access for other parking on shingle which leads to a garage.

Situated in the popular IP2 area gives you access for plenty of local amenities including supermarkets, local bus routes, giving you access to the town centre, good school catchments (subject to availability), an easy access to the A12/A14.

In the valuer's opinion an early internal viewing is highly advised as to not miss out.

## Front Garden

Off road parking to the front very comfortably via hardstanding concrete leading to the garage with space

for an extra parking space very comfortably on a shingled area, pathway to the front door and access down the side via a gate.

## Snug/Fourth potential bedroom

Spotlights and a radiator.

## Dining Room

12'6" x 11'5" (3.82 x 3.50)

Entry via a double glazed uPVC door to the front, double glazed window to the front, coving, radiator x 2, LVT flooring, access to the stairs with solid oak bannister, spindles, newell cap, bottom rail and under stairs storage space, door to the snug/potential fourth bedroom, door to the lounge, door to the kitchen.

## Lounge

22'7" x 10'7" (6.89 x 3.23)

Double glazed sliding patio doors to the rear, coving, radiators x 2, electric fire with a wooden mantel.

## Kitchen

Double glazed window facing the side, double glazed French style double doors facing the rear, radiator, wall and base fitted units with cupboards and drawers in a modern fitted galley style kitchen with 1 1/2 stainless steel sink bowl and drainer unit, built in fridge/freezer, built in double electric oven, induction hob with a cooker hood above, tiled splashback, built in dishwasher, tiled flooring, coving and a door to the cloakroom WC/utility room.

## Cloakroom WC/Utility Room

9'5" x 4'0" (2.89 x 1.24)

Obscure double glazed window facing the side, coving, tiled splashback, radiator, tiled flooring, low flush WC, pedestal wash hand basin, eye level unit with a work surface, extractor fan, plumbing for a washing machine and space for a tumble dryer.

### First Floor Landing

Stairs with bottom rail, spindles, bannister and Newell caps are solid oak, coving, airing cupboard which gives you access to the combination Baxi boiler (installed in 2019 and regularly serviced), access to the loft which is not boarded nor does it have an access ladder or lighting, coving and doors to bedrooms one, two, three and the first floor shower room.

### Shower Room

Double glazed large obscure window facing the rear, low flush vanity WC, vanity wash hand basin, coving, large walk in shower cubicle with a rainfall shower, radiator, fully tiled walls and an extractor fan.

### Bedroom One

11'3" x 10'11" (3.44 x 3.35)

Large double glazed window facing the rear, radiator and coving.

### Bedroom Two

11'1" x 10'11" (3.39m x 3.34m)

Double glazed window facing the front, radiator and coving.

### Bedroom Three

8'0" x 8'1" (2.45 x 2.47)

Double glazed window facing the front, radiator and coving.

### Rear Garden

Fully enclosed by panel fencing beautifully presented and well maintained easterly facing rear garden with a large patio area for seating, brick built flower beds with a shingle feature, a tree, a 10' x 10' shed, mostly laid to lawn, an outside tap, access to the front with a side passage (wide enough for bin storage) and a gate.

### Garage

Used for storage with a manual up and over door, with power and light.

### Agents Note

Tenure Freehold

Council Tax Band C







## Road Map



## Hybrid Map



## Terrain Map



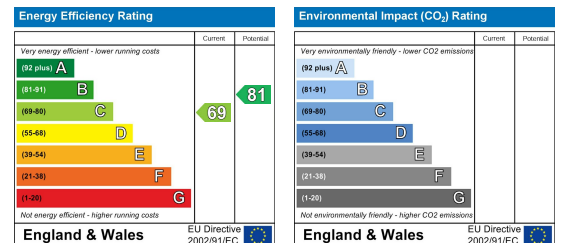
## Floor Plan



## 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



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.