

# Foxhall



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## The Combers

Kesgrave, IP5 2EY

Asking price £308,500





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## Front Garden

Easy to maintain style front garden area, laid to decorative stones.

Entrance door to.

## Entrance Hall

Radiators, smoke alarm, stairs off and door to.

## Lounge

13'10 x 11'11 (4.22m x 3.63m)

Wood effect flooring, radiator, double glazed window to front, coved ceiling, large under stairs storage cupboard and door to.

## Inner Lobby

Doors to.

## Cloakroom

Low level WC, corner basin, radiator, extractor fan, tiled flooring.

## Kitchen/Diner

15'2 max x 12'7 max reducing to 8'6 (4.62m max x 3.84m max reducing to 2.59m)

Well fitted comprising 1 1/4 bowl single drainer stainless steel sink unit with mixer and cupboards under, excellent range of work surface with drawers and cupboards under, wall mounted cupboards over, upright housing fridge/freezer, wall mounted cupboard housing boiler, integrated dishwasher, extractor fan, oven hob and extractor, tiled flooring, double glazed French doors to outside.

## First Floor Landing

Double glazed window to front, built in airing cupboard housing hot water tank, smoke alarm and doors to.

## Bedroom Two

13'6 x 8'6 (4.11m x 2.59m)

Double glazed window to front, radiator.

## Bedroom Three

12'9 x 8'5 (3.89m x 2.57m)

Double glazed window to rear, radiator.

## Bathroom

7'1 x 6'6 (2.16m x 1.98m)

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

## Second Floor Landing

Smoke alarm and door to.

## Bedroom One

13'2 x 9'7 (4.01m x 2.92m)

Double glazed sky light to rear, double glazed window to front, two sets of built in wardrobes, radiator, access to loft which we understand from the vendor is part boarded, door to.

## En-Suite Shower Room

9'1 x 5'2 (2.77m x 1.57m)

Independent double shower cubicle, low level WC, pedestal wash hand basin with mixer, extractor, shaver point.

## Rear Garden

Enclosed by timber fencing with central pathway and a patio immediately behind the French doors, areas of lawn either side of the central pathway leading to the rear with apple and olive trees and shrubs to the side border, gate to the rear of the property and a high pitch wall giving a good degree of seclusion leading to the

driveway providing off road parking and access to your garage.

### Garage

Pitched roof, up and over door.

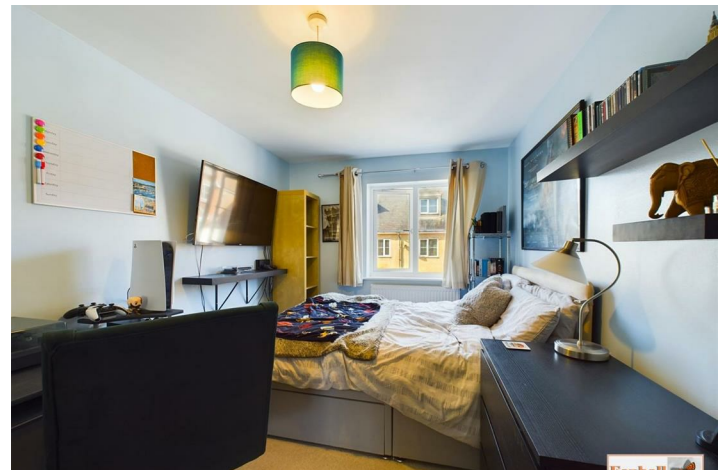
### Agents Note

Tenure - Freehold

Council Tax Band C











Road Map



Hybrid Map



Terrain Map



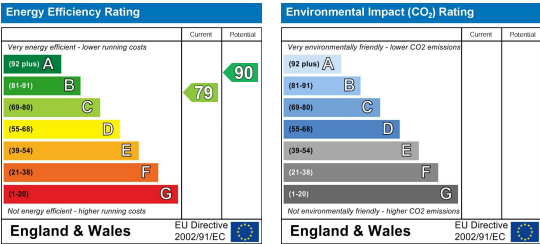
Floor Plan



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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