

# Foxhall



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## Abbott Way

Holbrook, IP9 2FF

Offers in excess of £460,000



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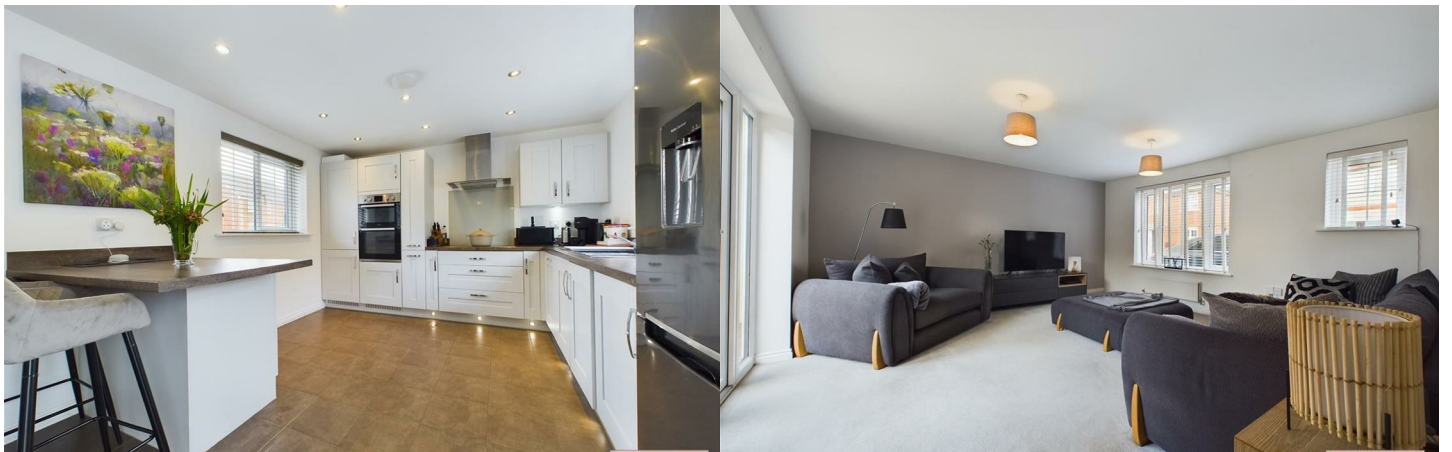
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## Front Garden

The property sits on a corner plot position giving you three off road parking spaces comfortably via a block paved driveway with a lawn swooping around to the front and access into the rear garden via a gate with a pathway to the front door.

## Entrance Hall

Entrance via a double glazed uPVC door facing the front, double glazed windows facing the front and the rear, tiled flooring, radiator, doors to an under stairs cupboard, lounge, snug/third reception room, ground floor WC and a kitchen/diner.

## Lounge

14'9" x 14'9" (4.51 x 4.51)

Double glazed window facing the front x 2, double glazed windows and French style double doors facing the rear, radiator x 2.

## Snug

10'11" x 9'11" (3.34 x 3.04)

Double glazed window facing the front and double glazed window facing the side, radiator.

## Ground floor WC

3'5" x 6'3" (1.06 x 1.92)

Obscure double glazed window facing the side, low flush WC, spotlights and extractor fan, tiled flooring, pedestal wash hand basin, radiator and tiled splashback.

## Kitchen/Dining Room

22'4" x 11'2" (6.82 x 3.41)

Spotlights, extractor fan, two double glazed windows facing the side, double glazed French style doors going out into the rear garden, radiator, breakfast bar area with cupboards underneath, seating for up to three stools with

roll top work surface, wall and base fitted units with cupboards and drawers, roll top work surfaces, 1 1/2 stainless steel sink bowl and drainer unit, integrated dishwasher, space for a fridge/freezer, built in double oven, electric hob with a cooker hood above with a light, plumbing for a washing machine.

## First Floor Landing

Double glazed window facing the rear, radiator, cupboard that houses the boiler which was newly fitted in 2018.

## Bedroom One

19'10" x 11'1" (6.07 x 3.38)

Two double glazed windows facing either side, two radiators and a door to the en-suite.

## En-Suite

7'1" x 4'11" (2.17 x 1.52)

Step in shower cubicle, double glazed window facing the side, low flush WC, pedestal wash hand basin, heated towel rail, lino flooring, tiled splashback, spotlights and an extractor fan.

## Bathroom

7'6" x 5'6" (2.31 x 1.68)

Double glazed obscure window to the side, spotlights, extractor fan, panel bath with mixer taps and a shower over, low flush WC, pedestal wash hand basin, tiled splashback and a heated towel rail, lino flooring.

## Bedroom Two

14'9" x 10'3" (4.52 x 3.13)

Double glazed window facing the front, double glazed window facing the rear and a radiator.

### Bedroom Three

9'6" x 9'10" (2.92 x 3.00)

Double glazed window facing the front and side, radiator and access to the loft (not boarded, no ladder or light).

### Bedroom Four

11'3" x 8'8" (3.45 x 2.66)

Double glazed window facing the front, radiator, storage cupboard.

### Rear Garden

Fully enclosed south facing rear garden with a large patio area with shingle borders, mostly laid to lawn with a decking area for seating and access to the garage, outside tap.

### Garage

Manual up and over door with a double glazed uPVC door to the side into the rear garden, power and lighting.

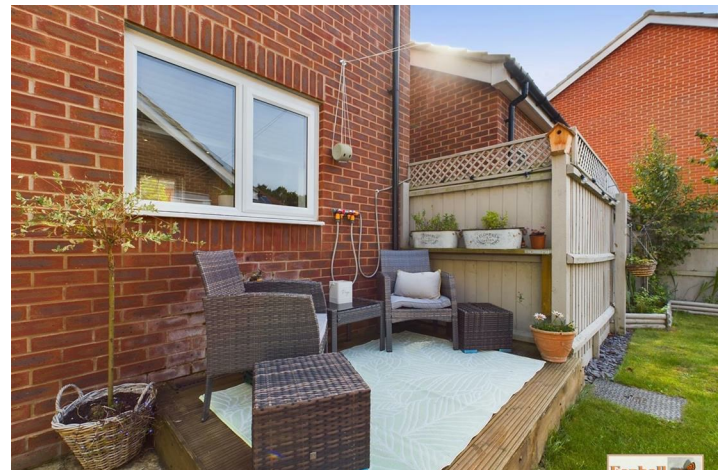
### Agents Note

Tenure Freehold

Council Tax Band F









## Road Map



## Hybrid Map



## Terrain Map



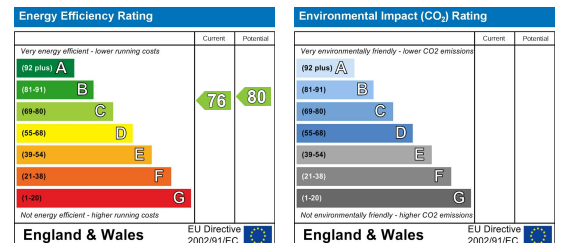
## Floor Plan



## 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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