

# 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



## Shackleton Road

South East, Ipswich, IP3 9EB

Asking price £250,000



# Shackleton Road

South East, Ipswich, IP3 9EB

Asking price £250,000



## Front Garden

Spacious front and side garden being enclosed by panel fencing. The front garden is paved with inset slate area and shrub borders, double wooden gates leading to a one and a half width concrete paved driveway providing ample parking for up to five cars. The garden is enclosed by panel fencing with neatly kept conifer and hedge borders and this in turn leads to a garage of sectional concrete construction with double wooden doors and a large shingle storage area to the side.

## Entrance Hallway/Boot Room

7'8" x 5'2" (2.34m x 1.57m)

Window to side and sliding double glazed patio doors through to reception hallway.

## Hallway

Access to loft space dado rail.

## Kitchen/Breakfast Room

11'3" x 9'10" (3.43m x 3.00m)

A superb modern replacement Wren kitchen fitted in 2018 with contemporary gloss fronted units comprising ample base drawers, cupboards and eye level units plus deep pan drawers, single drainer sink unit, quartz work surfaces plus matching breakfast bar with space for stools, radiator under, space for an upright fridge freezer, plumbing and space for a washing machine, extractor hood, double glazed windows to side, part glazed wooden door to rear and door leading through to the sun room, Karndean flooring.

## Lounge

11'9" x 13'4" (3.58m x 4.06m)

Nice double aspect lounge with the focal point of which is a refurbished original Victorian fire place incorporating a coal affect gas fire on a marble hearth, window to front, window to side, picture rails, wall light points.

## Shower Room

4'7" x 6'4" (1.40m x 1.93m)

Modern refurbished shower room with WC, good size corner shower enclosure, vanity unit wash basin, extractor fan, extensively tiled walls and a chrome heated towel rail plus tiled floor.

## Bedroom One

11'7" x 10'0" (3.55 x 3.07)

Radiator, window to side.

## Bedroom Two

9'7" x 10'0" (2.93 x 3.05)

Radiator, window to side, corner cupboard with shelving and housing wall mounted Vaillant Eco Tech Pro 28 boiler.

## Sunroom

10'10" x 11'1" (3.31 x 3.40)

Brick and uPVC double glazed, a lovely sun room with double aspect facing south and west windows making this a very sunny room for a good part of the day, radiator and a double glazed door opening out onto the rear garden.

## Rear Garden

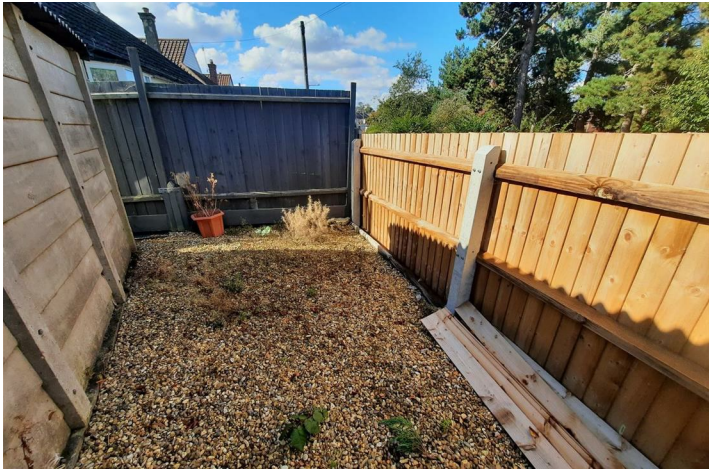
Fully enclosed by panel fencing and south westerly facing making this a real sheltered and secluded sun trap ideal for sitting out having a morning cuppa, an afternoon glass of wine or alfresco dining. The garden is un-overlooked from the rear so provides seclusion and is easily maintained being largely paved with shingle border at rear and flower/shrub border at the side, there is a side storage area with door leading to 'lean to' wooden shed. There is also a nice wooden summer house with glazed double French doors opening and windows to side. A sturdy wide side access gate which is ideal for anyone with a mobility scooter, motorbike etc that leads from the front garden into the rear.

## Agents Note

Tenure Freehold  
Council Tax Band C







## Road Map



## Hybrid Map



## Terrain Map



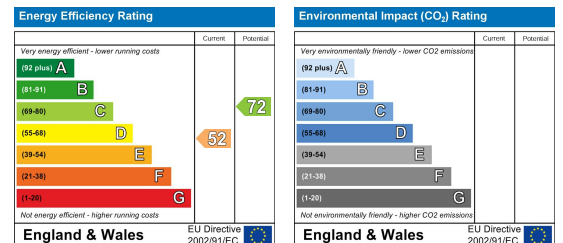
## Floor Plan



## 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.