

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



Coopers Close

Witnesham, Ipswich, IP6 9ES

Offers over £300,000



2



1



2



Coopers Close

Witnesham, Ipswich, IP6 9ES

Offers over £300,000



Front Garden

With access via a drop kerb parking via a block paved driveway and hardstanding concrete leading to a detached garage via gated access with a shingle feature frontage with conifer trees and a flower bed border.

Entry via a double glazed uPVC door with a double glazed obscure window facing the front to the entrance porch.

Entrance Porch

Door to lounge

Entrance Hallway

Access to loft which has a drop down ladder and a light but is not boarded, radiator, access to the airing cupboard which houses the water tank and storage, doors to bedrooms one and two, shower room and the kitchen.

Lounge

18'11" x 12'10" (5.79 x 3.92)

A large double glazed picture window facing the front with a stained glass feature on the smallest windows, large radiator, coving brick built feature wall with storage areas and an electric fire, wall lights and a door into the hallway.

Kitchen / Breakfast Room

17'1" x 8'4" (5.23 x 2.56)

Two double glazed windows facing the side, double glazed uPVC obscure door to the side with a large pantry cupboard, half tiled flooring and half carpet, radiator, coving in the breakfast area, wall and base fitted units with cupboards and drawers, a built in double oven, space for a fridge freezer, electric hob with a

cooker hood over, plumbing for a washing machine, one and a half stainless steel sink bowl with drainer unit, fully tiled walls in the kitchen area.

Bedroom One

13'4" x 9'6" (4.08 x 2.91)

Double glazed windows facing the rear, fitted wardrobes and storage, coving, radiator and double glazed door opening out into the conservatory.

Conservatory

7'4" x 9'5" (2.25 x 2.88)

uPVC and brick built constructed with a mixture of double glazed and obscure double glazed windows, laminate flooring, radiator and a double glazed door to the side going out into the rear garden.

Bedroom Two

8'10" 0'0" x 11'9" (2.70 x 3.60)

Double glazed window facing the rear, radiator, fitted wardrobes and storage with coving.

Shower Room

5'6" x 8'3" (1.69 x 2.53)

Double glazed obscure window to the side, vanity unit with a wash hand basin with a mixer tap and a low flush WC, step in large shower cubicle with an electric shower, heated towel rail, fully tiled walls and flooring with coving.

Rear Garden

An un-overlooked easterly facing fully enclosed rear garden with stunning views of the fields at the rear, patio areas for seating, mostly laid to lawn with flower bed borders with an array of plants and trees with a shed and greenhouse, slate shingle borders, rear gate for access to the field at the rear, outside tap, access to the

garage.

The garden also has access to the oil tank (the boiler is in the garage).

Garage

An electric fob entry door with power and lighting, a Trianco Eurostar Oil boiler (regularly serviced). double glazed obscure window to the side, double glazed uPVC door to the side, double glazed obscure window to the rear.

Agents Note

Tenure - Freehold

Council Tax Band - C









