

# 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



## Oregon Road

Kesgrave, Ipswich, IP5 1EU

Asking price £290,000





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## Summary Continued

The bungalow has many easterly, southerly and westerly facing windows making it full of bright natural light and sunshine especially in the conservatory at the rear.

Well presented in good decorative order the double aspect lounge 16'10 x 9'9 has windows facing both south and west making that a particularly sunny room.

Positioned in the most convenient of locations only 150 yards from a selection of local shops at Kesgrave including a very good post office and gift shop a pharmacy an One Stop convenience store plus hairdressers etc, also buses going into Ipswich in one direction and Martlesham Heath in the other.

We thoroughly recommend an early internal inspection on the property.

## Front Garden

There is a very neat block paved driveway with drop kerb leading to a pair of double gates. Beyond the double gates is a uPVC front door to a car port area which is adjacent to the bungalow.

Both the metal gates and the front door to the car port can be removed to enable vehicular access to the garage/workshop.

The remainder of the front garden is neatly paved with established inset shrubs. On the other side of the bungalow is additional concrete driveway parking but there is no dropped kerb access to this.

## Garage/Workshop

15'10" x 8'8" + extension area of 7'10" x 7'11" (4.83m x 2.64m + extension area of 2.39m x 2.41m)

This is completely kitted out with many double sockets supplied with light and power, there is also extensive shelving and cupboards that will be remaining. This is in two sections, the main part at the front with a further extension to the rear again with light and power making this ideal for anyone who might enjoy a hobby from home such as carpentry, woodwork or anyone who perhaps works on motorbikes, cars etc.

## Entrance Hall

Double glazed door to the front, three storage cupboards, airing cupboard and doors to the bathroom, bedroom one and two, office/study, kitchen and the lounge.

## Lounge

16'10" x 9'9" (5.13m x 2.97m)

Two double glazed windows to the side which are southerly aspect which combined with the double glazed French doors to the conservatory, which are easterly facing, this makes this an extremely bright and sunny room for a good part of the day. There are two radiators, a gas fire in surround and wall light points.

## Conservatory

11'8" x 9'0" (3.56m x 2.74m)

Double glazed double French doors opening out onto the rear garden. The conservatory is westerly facing and overlooks the garden which makes this a very sunny room in the afternoons.

### **Kitchen**

11'8" x 7'4" (3.56m x 2.24m)

Double glazed window to the front which is easterly facing making this a lovely bright and sunny room especially in the mornings. There is also a double glazed door to the side porch which is southerly facing. There is a good range of modern fitted units comprising base drawers, cupboards and eye level units, one and a half bowl sink unit, double built in oven and gas hob, ample worksurfaces, plumbing and space for a washing machine, space for a upright fridge freezer, tiling and a radiator.

### **Side Porch**

Double glazed windows to the front and side, storage heater and a door to the side to the car port.

### **Bedroom One**

10'10" x 8'0" (3.325 x 2.460)

Double glazed window to the rear, radiator and built in sliding wardrobes.

### **Bedroom Two**

10'5" x 8'6" (3.186 x 2.615)

Double glazed window to the rear, access to the loft which is fitted with a loft ladder and is largely boarded with insulation and lighting. The loft also houses a 7 year old Baxi combi boiler that has been regularly serviced.

### **Study/Office**

6'2" x 5'6" (1.885 x 1.683)

Double glazed obscure window to the front and a radiator.

### **Bathroom**

With a large modern bathroom which is big enough to have a panelled bath and a completely separate shower enclosure with electric shower, WC, wash hand basin, tiled walls, tiled flooring and an extractor fan.

The window is to the front which is easterly facing making this a lovely bright and sunny room especially in the mornings.

### **Rear Garden**

Westerly facing, lovely and sunny especially in the afternoons. The garden commences with a spacious patio area which is fully sheltered and secluded and the whole garden is not over-looked from the rear. Beyond that is a large area of shingle with path leading down towards the rear of the garden and a large area of artificial turf which helps to reduce maintenance.

The garden is enclosed by high hedging on both sides and panel fencing at the rear.

There is also a good size timber workshop plus shed.

### **Timber Workshop**

9'11" x 7'4" (3.0432 x 2.2601)

Window to the side and is supplied with power and light plus there is shelving, cupboards and units which the owner tell us will be remaining.

### **Second Shed**

6'10" x 4'10" (2.1045 x 1.4964)

Supplied with power and light.

### **Agents Note**

Tenure Freehold

Council Tax Band B











Road Map



Hybrid Map



Terrain Map



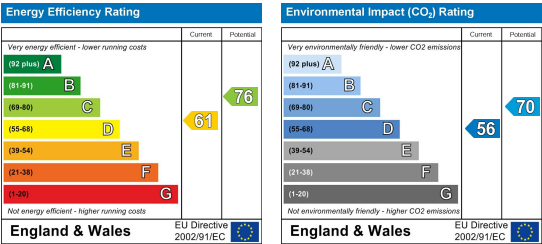
Floor Plan



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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