

Foxhall



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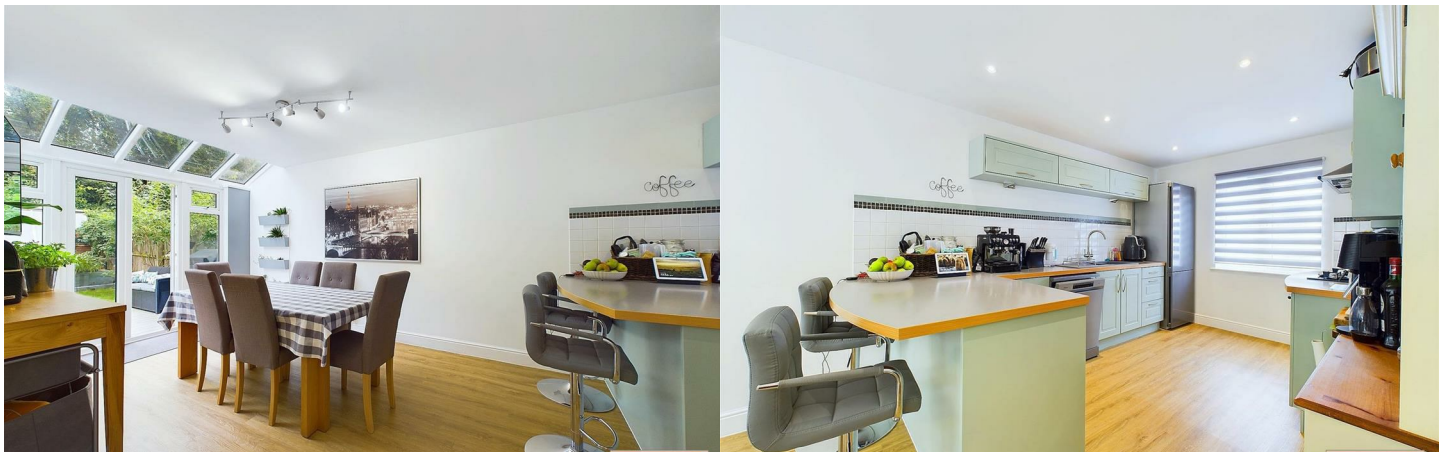
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Meadow Crescent

Purdis Farm, Ipswich, IP3 8GD

Guide price £345,000



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Front Garden / Garage / Parking

A low maintenance front garden with a path to the front door, EV charging point, gas box, with two off road parking spaces and a single garage which has a huge amount of rafter storage and a manual up and over door.

Hallway

Entrance door into the entrance hallway, radiator, stairs up to the first floor, door to cloakroom, door to kitchen/breakfast/family room and the utility room, LVT flooring, phone point, large under stairs storage cupboard with hanging rail. Nest control for heating.

Downstairs W.C.

5'10" x 3'0" (1.80 x 0.92)

Obscure double glazed window to the side, splashback tiling, vanity wash hand basin, radiator, low flush WC, electric fuse board, LVT flooring, fitted roller blind.

Kitchen / Breakfast / Family Room

27'6" x 10'5" (8.38m x 3.18m)

Kitchen/Breakfast Area - Comprising wall and base units with cupboards and drawers under, work surfaces over, brand new Blanco one and a half sink bowl drainer unit with mixer tap, Indesit five ring gas hob with stainless steel splashback, stainless steel Whirlpool extractor over, Hotpoint oven under, splashback tiling, space for a full height fridge freezer, space for a dishwasher, double glazed window to the front and roller blinds, breakfast bar.

Dining Area - LVT flooring, radiator, double glazed French doors out onto the rear garden and double glazed windows to either side.

Utility Room

7'3" x 6'9" (2.21 x 2.08)

Wall and base cupboards with work surfaces over,

stainless steel sink bowl drainer unit with mixer tap, space and plumbing under for a washing machine, splashback tiling, LVT flooring, double glazed door out to the rear, radiator, wall mounted Potterton boiler.

First Floor Landing

Smoke alarm, carpet flooring, stairs up to the second floor, door to the family bathroom, door to bedroom three, door to bedroom four/ office/study/nursery and double doors into the lounge.

Lounge

14'1" x 10'5" (4.30 x 3.20)

Double glazed window to the front, radiator, fibre broadband and the current owner has installed two ports between the lounge and the office to run the cables for a TV should the new homeowner wish to do so without the cables being visible.

Bedroom Three

10'0" x 10'6" (3.06 x 3.22)

Double glazed window to the rear, radiator, carpet flooring.

Office / Nursery

6'9" x 7'0" (2.06 x 2.14)

Carpet flooring, radiator, double glazed window to front.

Family Bathroom

5'4" x 6'11" (1.64 x 2.13)

Panelled bath with new mixer tap and over and trap underneath, wash hand basin, low flush WC with concealed backplate, obscure double glazed window to the rear, slatted blinds, shaver point, heated towel rail, half tiled walls throughout and vinyl flooring and an extractor fan.

Second Floor Landing

Door to bedrooms one and two and an airing cupboard

with the C BoilerMate boiler, carpet flooring, smoke alarm and a radiator.

Bedroom One

9'0" x 10'4" (2.75 x 3.17)

Double glazed dormer window to the rear, radiator, triple fitted wardrobes with slide robe doors, one with a mirror with plenty of storage shelving and hanging rails, laminate flooring and a door to the en-suite.

En-Suite Bathroom

5'7" x 6'11" (1.72 x 2.13)

Panelled bath with mixer tap and hand held shower attachment, vanity wash hand basin, low flush WC with a concealed back plate, splashback tiling, vinyl flooring, heated towel rail, extractor fan and an obscure double glazed window to the rear and a shaver point.

Bedroom Two

8'10" x 10'5" (2.71 x 3.20)

Double glazed dormer window, radiator, carpet flooring and door to en-suite, loft hatch, over stairs cupboard.

En-Suite Shower Room

5'1" x 6'8" (1.56 x 2.04)

Walk in shower cubicle, pedestal wash hand basin, low flush W.C. with concealed back plate, double glazed obscure window to front, shaver point, extractor, tiled splash-back, laminate flooring and heated towel rail.

Rear Garden

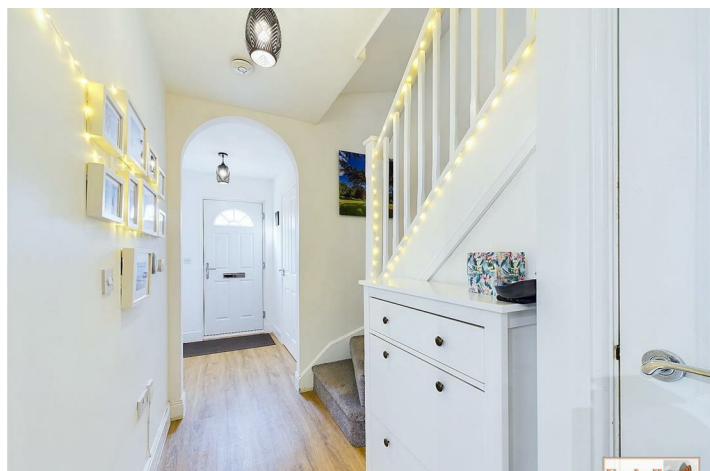
Fully enclosed rear garden, composite decking lawn area, sleepers and a raised shingle area with a shed (to stay) approximately 6'x8', outside tap, pathway and gate through to the front.

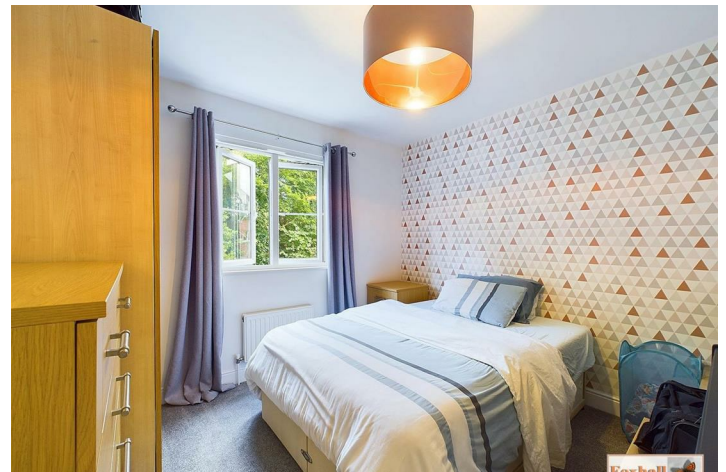
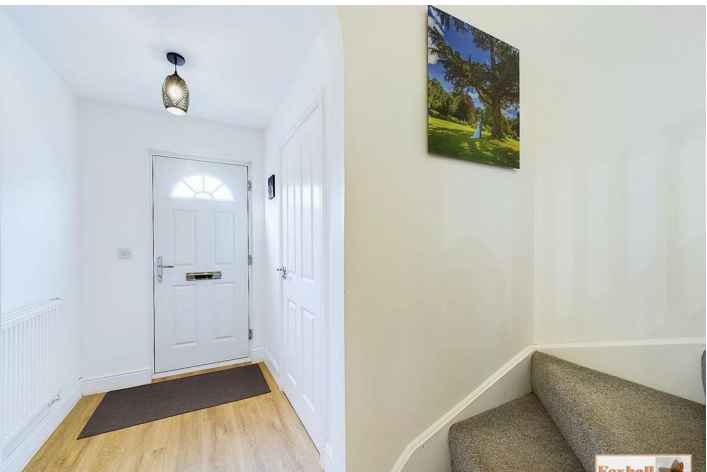
Agents Notes

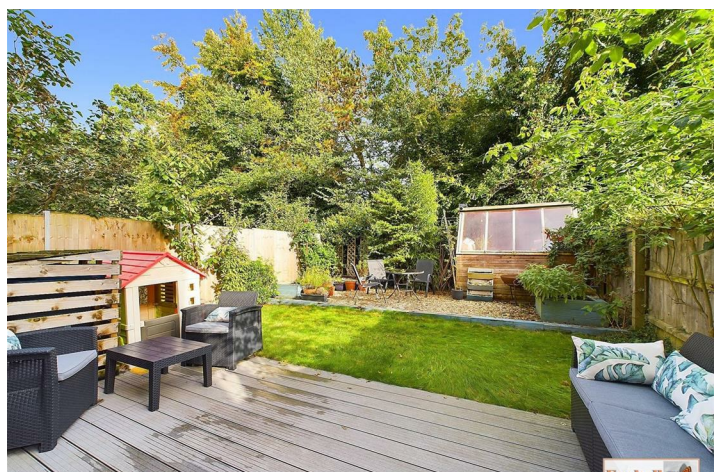
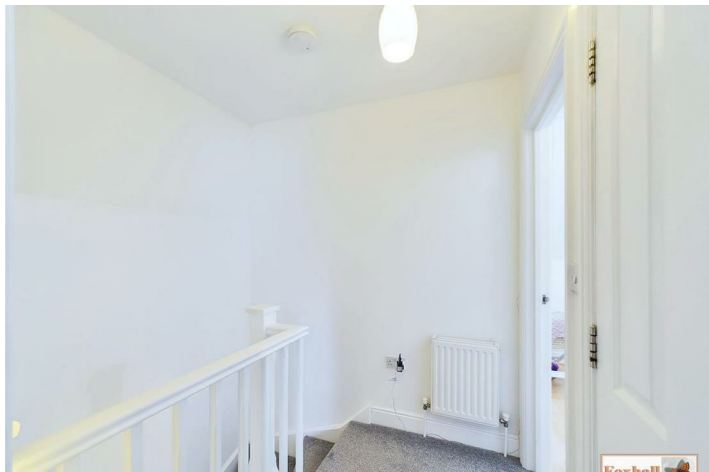
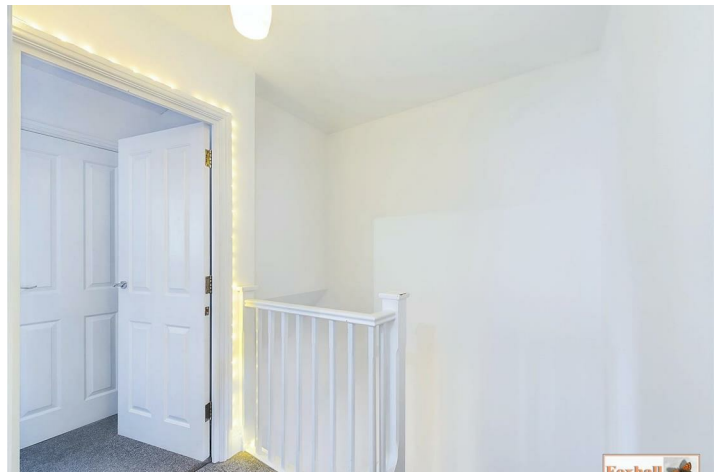
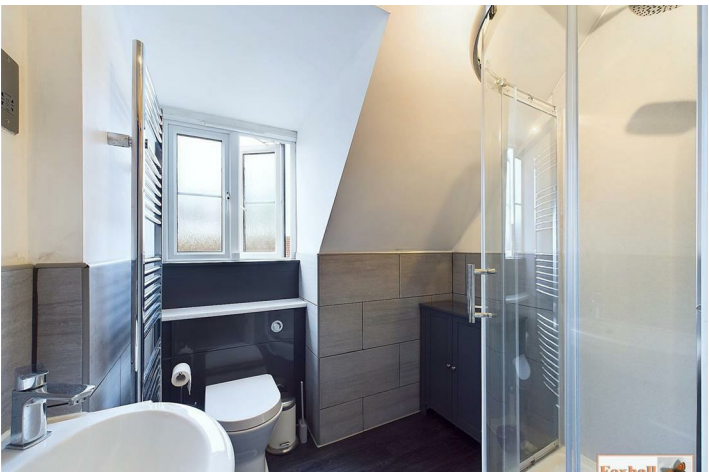
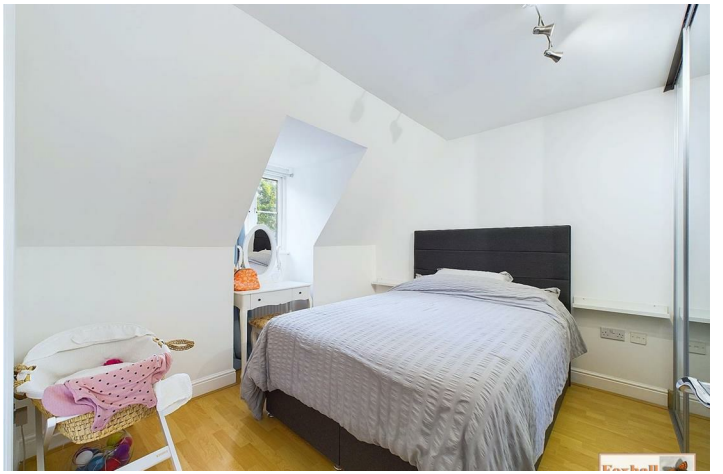
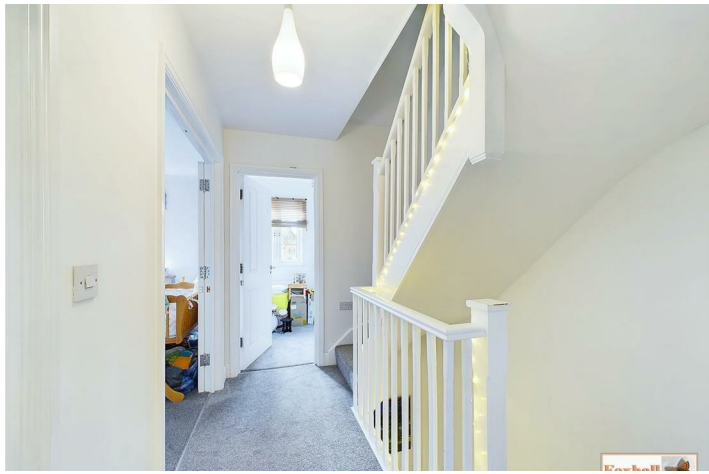
Tenure - Freehold

Council Tax Band - D

Fibre to the premises









Road Map



Hybrid Map



Terrain Map



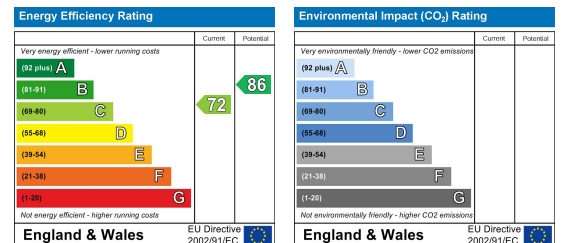
Floor Plan



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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