

# Foxhall



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## Maycroft Close

The Crofts, Ipswich, IP1 6RG

Offers in excess of £285,000



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## Front Garden

Off road parking for two cars comfortably via hardstanding concrete and a dropped kerb with a shingled area that could give you more access to parking and a pathway to the front door.

## Entrance Porch

Entry via a double glazed UPVC door, double glazed window facing the front, tiled flooring, half clad internal walls with a door to the lounge.

## Lounge

13'1" x 12'0" (3.99 x 3.68)

Double glazed window facing the front, laminate flooring with an under stairs cupboard, a door giving access to the stairs, a radiator, feature spotlighting, coving and an archway leading to the kitchen / breakfast room.

## Kitchen / Breakfast Room

11'3" x 15'9" (3.44 x 4.81)

Double glazed window facing the rear, obscure double glazed UPVC door going out to the rear garden, radiator, feature spotlights and further lighting, wall and base fitted units with cupboards and drawers, breakfast bar that seats four, plumbing for a washing machine, built in electric oven with an electric hob and a cooker hood over, laminate flooring, half tiled walls, stainless steel single sink bowl and drainer unit, roll top worksurfaces, built in fridge and a built in separate freezer, coving and door going to the third reception room.

## 3rd Reception Room

15'2" x 7'3" (4.63 x 2.22)

Double glazed window facing the front, double glazed UPVC door facing the front, radiator, coving, low height dado rail, tiled flooring, wall mounted Ideal Logic boiler and a door leading to the dining room.

## Dining Room

13'9" x 7'5" (4.20 x 2.27)

UPVC door to the side going out into the garden, double glazed window facing the side, laminate flooring, coving, radiator and a door into a storage room.

## Storage Room

6'11" x 8'0" (2.12 x 2.46)

Laminate flooring, lighting and a door to the garden room.

## Garden Room

6'6" x 6'0" (1.99 x 1.83)

Stable door facing the side going out into the garden, plastic panel serving hatch window facing the rear to the decking, storage, seating and a food serving area, laminate flooring and power and lighting.

## Lobby

Double glazed window facing the side and stairs leading to the first floor.

## First Floor Landing

Doors to bedrooms one, two, three and four, bathroom, an airing cupboard housing the water tank and access to the loft.

## Bedroom One

12'7" x 8'2" (3.85 x 2.51)

Double glazed window facing the front, radiator and laminate flooring.

## Bedroom Two

11'10" x 8'11" (3.61 x 2.72)

Double glazed window facing the rear, laminate flooring and a radiator.

### Bedroom Three

12'8" x 7'1" (3.88 x 2.18)

Double glazed window facing the front, radiator and a storage cupboard and laminate flooring.

### Bedroom Four

10'11" x 7'4" (3.33 x 2.25)

Double glazed window facing the front, radiator, fitted wardrobes and shelving and a door to the shower room.

### Bathroom

Double glazed obscure window to the rear, heated towel rail, low flush vanity W.C., vanity wash hand basin with a mixer tap, panel bath with a mixer tap, tiled splashback and a door to the shower room.

### Shower Room

Double glazed obscure window facing the rear, separate loft access, extractor fan, spotlights, tiled walls, radiator and a step in shower cubicle with an electric shower. Please note this shower room has access from the bathroom and bedroom four.

### Rear Garden

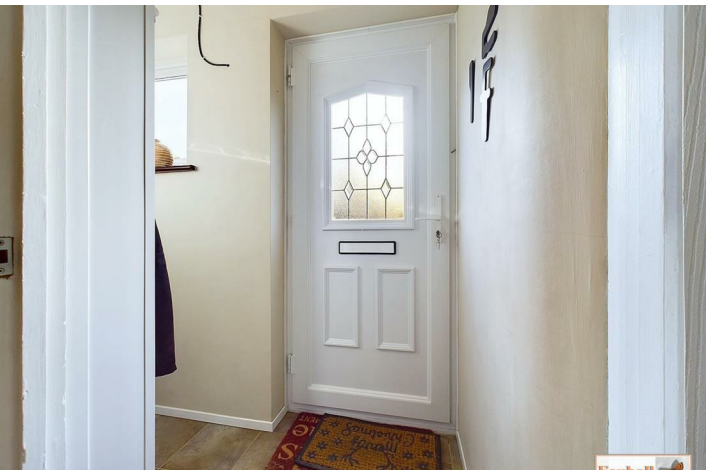
Beautifully presented north west facing enclosed rear garden via panel fencing with a patio area with shingle borders, an area that is laid to lawn leading to steps up to a decked area with a pond and outside seating with a mixture of trees and shrubs, outside tap and a storage shed.

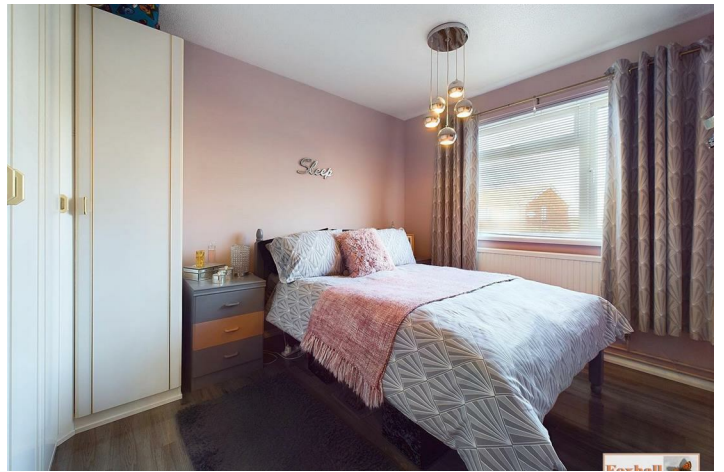
### Agents Notes

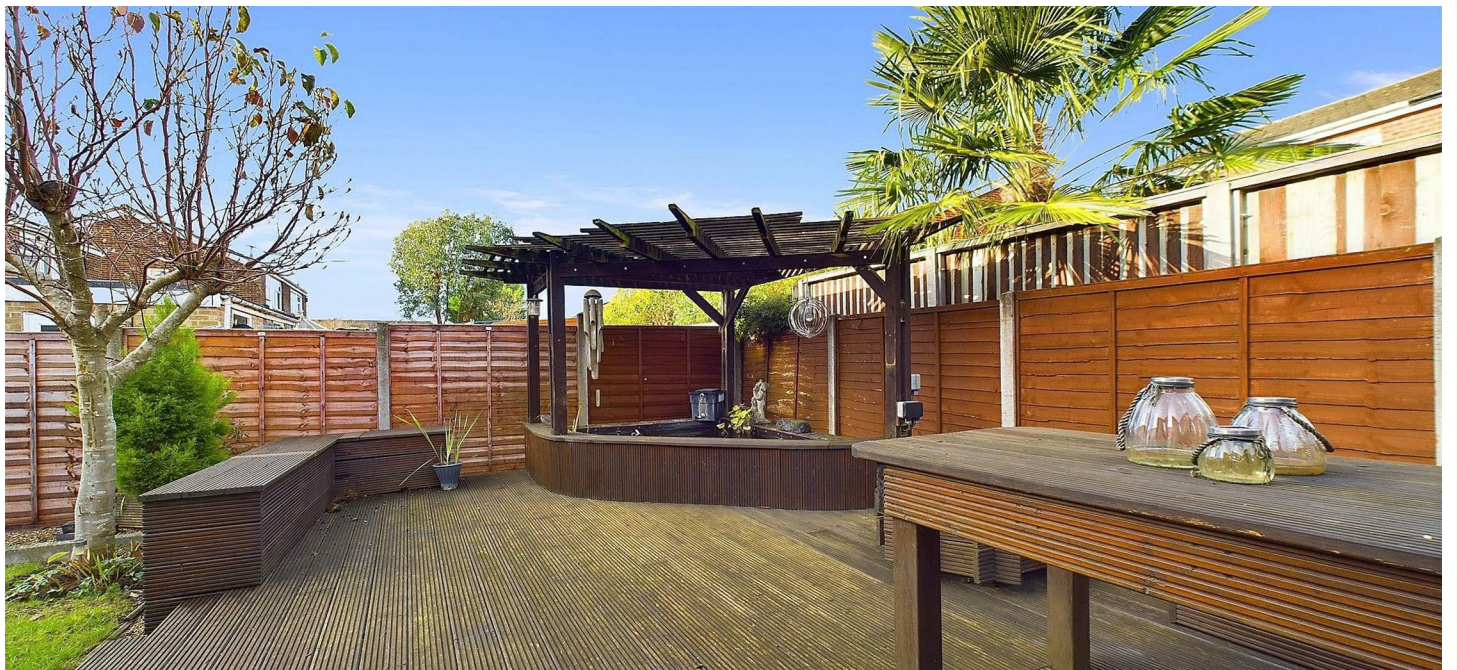
Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



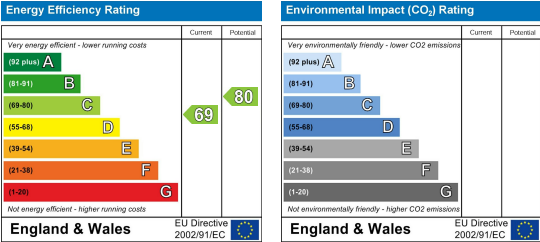
Floor Plan



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



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