

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



Alberta Close

Kesgrave, IP5 1HS

Asking price £375,000



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Summary Continued

Additionally externally in 2013 the fascias and gutters were replaced with uPVC style and there is a loft accessed from the main hallway which is about 70% boarded.

Within the hallway there is a very handy built in cupboard ideal for coats, Hoover etc and a shelved airing cupboard.

It is outside that the property has some additional major selling benefits. There is a much longer and wider than average concrete driveway which can comfortably handle car parking for four cars.

In turn, this leads to a brick built garage which is longer than average with up and over door supplied with power and light and there are two sheds in the garden one of which is also supplied with light and power.

The garden itself is an absolute delight. It is westerly facing and commences with a very nice sheltered and enclosed patio area which is an absolute suntrap especially in the afternoons and evenings and ideal for having an afternoon cuppa or an early evening glass of wine and alfresco dining.

The 54' x 40' garden is easily maintained being largely laid to lawn and is totally un-overlooked from the rear or sides.

Alberta Close itself is a quiet cul-de-sac yet is highly conveniently situated being very handy for the local Heath Primary School (subject to availability) and a short walk to shops in either direction including all the

main shopping area and additional facilities such as doctors surgery etc at Grange Farm also the post office and other parade of shops in Penzance Road both of which are a short walk away.

The property could benefit from a degree of upgrading and modernisation but is clean, tidy and well presented in its current state and is the type of property that you could easily live in whilst doing some upgrading works as required.

We are confident that we will be obtaining a good degree of very early interest on this bungalow so we recommend not delaying and contacting us for a viewing as soon as possible.

Front Garden

The front garden is enclosed by high hedging providing seclusion and is laid to lawn with flower / shrub borders. A very long concrete driveway measuring 68' x 13' both in front and side of the property provides off street parking for at least four average length vehicles which in turn leads to a garage.

uPVC front entrance door through to entrance porchway with further uPVC double glazed door through to reception hallway.

Reception Hallway

Radiator, all doors off and access to loft space, door to a spacious built in cupboard with shelving and coat hooks and a separate door to the airing cupboard with shelving.

Lounge / Diner

25'0" x 13'0" (7.64 x 3.97)

A lovely east and southerly facing double aspect main

reception room with a double radiator and electric fire in feature wood surround and marble hearth. Separate double radiator in the front extended dining area which has a lovely easterly facing picture windows making this a lovely sunny room particularly at breakfast time.

Kitchen / Breakfast Room

21'4" x 8'7" (6.51 x 2.64)

Extensive fitted kitchen with excellent range of units comprising base drawers, cupboards and eye level units with an additional tall larder cupboard, island style breakfast bar, ample work surfaces, space for tumble dryer, space for fridge, space for gas cooker / electric cooker point and an extractor hood above, inset one and a half bowl sink unit, space for a washing machine and under surface space for additional fridge / freezer, Vaillant eco Tech plus modern wall mounted boiler, radiator, modern trip fuse board, uPVC windows to side and double glazed door to side.

Bathroom

5'1" x 5'6" (1.55 x 1.69)

Bath with Myra Sport shower over, vanity unit wash basin with cupboards beneath, radiator, fully tiled walls (one wall being mirrored tiles) and a window to side.

W.C.

2'5" x 5'6" (0.76 x 1.70)

Window to side and a radiator.

Bedroom One

10'7" x 9'6" (3.25 x 2.92)

Double glazed window to rear overlooking the garden and a radiator.

Bedroom Two

8'11" x 12'11" (2.74 x 3.95)

Window to side, radiator and a wall light.

Bedroom Three

8'11" x 8'7" (2.74 x 2.64)

Window to rear, radiator.

Study / Office / Sitting Room / Bedroom Four

9'7" x 9'11" (2.93 x 3.03)

Easterly facing room which is lovely especially in the mornings, has a radiator.

If not required as an extra room this office has potential to knock through to the kitchen to form one open plan kitchen / dining / breakfast room.

Rear Garden

54' x 40' (16.46m x 12.19m)

One of the main selling benefits of the bungalow is this delightful westerly facing rear garden which is un-overlooked from the rear.

The garden commences with a sheltered patio area which is an absolute sun trap from lunchtime onwards and ideal for sitting out having a cup of tea, an afternoon glass of wine or alfresco dining.

From the patio there are steps up to a large area of lawn, enclosed by high hedging and there is flower / shrub borders and a 5'x 5' timber shed (to remain), a greenhouse (to remain) which may need some repair work and glass replacing. There is also a gate leading to a separate vegetable patch area and there is a further 8' x 6 shed (to remain) plus water butt areas.

On the other side of the bungalow there is pedestrian side access via a gate which is ideal for the wheelie bin access.

Garage

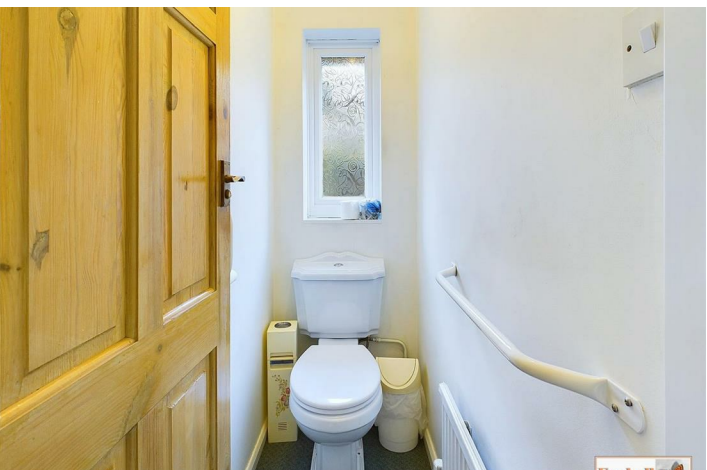
Brick construction with an up and over door.

Agents Note

Tenure Freehold

Council Tax Band - D







Road Map



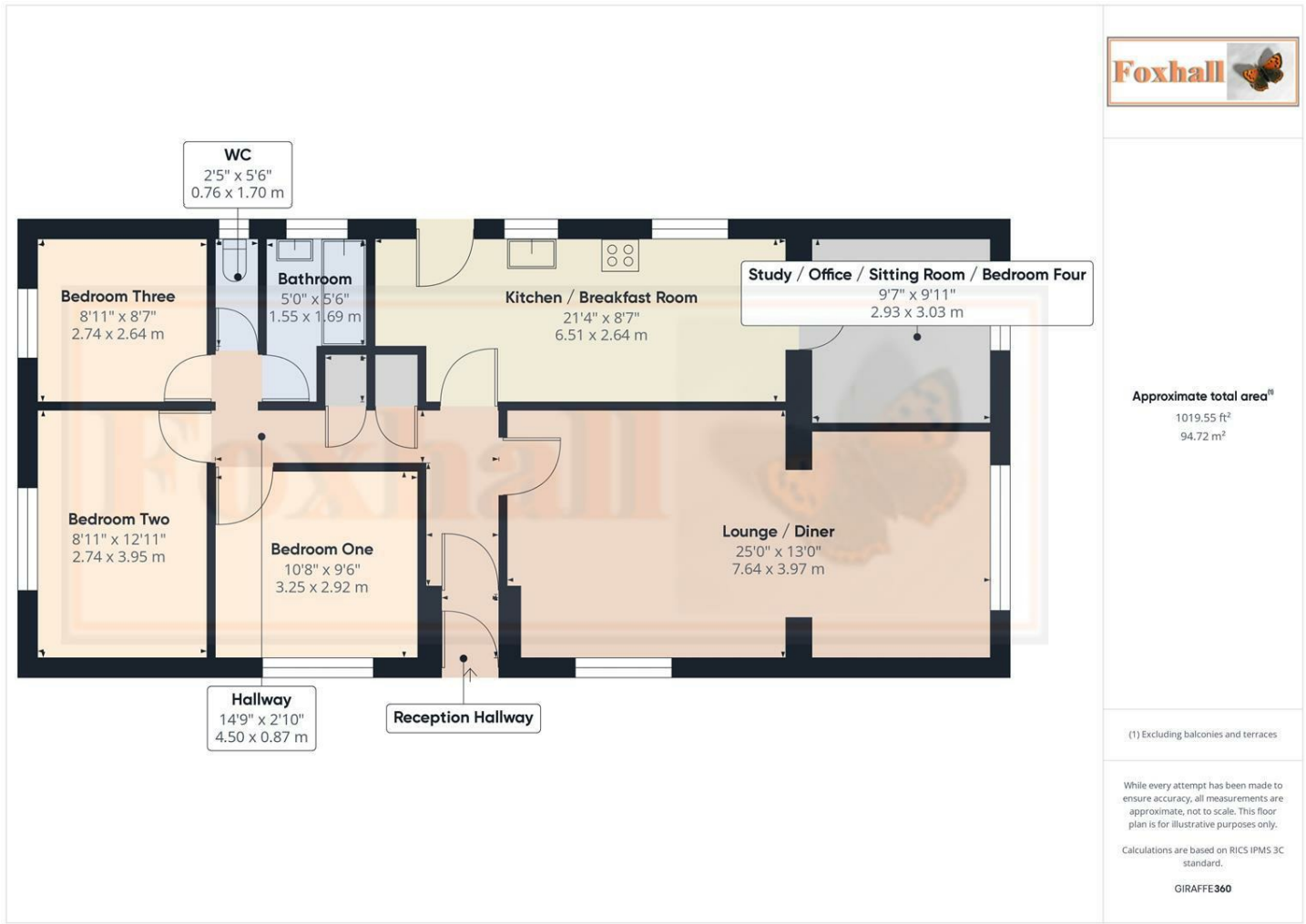
Hybrid Map



Terrain Map



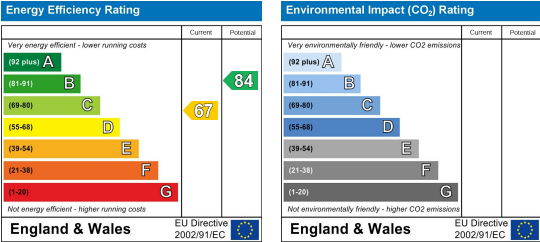
Floor Plan



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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