

Foxhall



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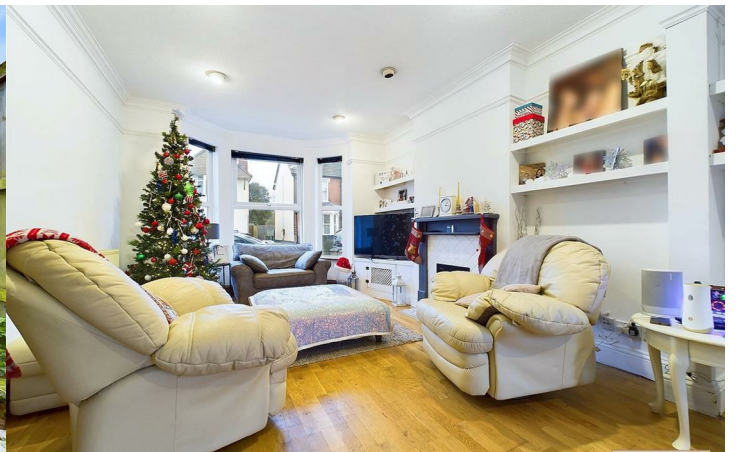
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4 Ruskin Road

East Ipswich, IP4 1PT

Price £260,000



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Front Garden

Partly enclosed via a low brick wall, with an iron railing gate for entry which is made up of block paving giving you access to the front door. Down the left hand side of the property you have access to a gate leading into the garden which is shared with the neighbouring property.

Entrance Porch

Entry via a uPVC door with a double glazed window facing the front, an obscure double glazed window above, tiled flooring, entry via a single glazed wooden door with a feature stained glass window above. into the entrance hall.

Entrance Hall

Access to the stairs, doors to lounge and dining room, door to separate dining area / further reception room, radiator, laminate flooring, high picture rails, exposed beam with feature picture cornice, under stair storage.

Lounge

25'10 x 11'11 (7.87m x 3.63m)

Double glazed three bay window facing the front, original cornices and high picture rails, wood flooring, double glazed French style doors facing the rear with a double glazed window above, half the room has coving, two radiators.

Dining Room

10' x 10' (3.05m x 3.05m)

Double glazed window facing the side, radiator, fitted storage and shelving, laminate flooring, spotlights and door to the kitchen.

Kitchen

15'3 x 10'1 (4.65m x 3.07m)

Double glazed windows facing the side and the rear,

wall and base fitted units with cupboards and drawers, space for a double oven with a cooker hood above and stainless steel splashback, plumbing for a washing machine, space for a fridge / freezer, plumbing for a dishwasher, butler sink with a mixer tap over, tiled splashback, radiator, classic tiled flooring, floor sitting Ideal Mexico boiler (not sure on age but it is regularly serviced), door into inner rear lobby.

Inner Rear Lobby

Classic tiled flooring with a uPVC double glazed door to the side going into the rear garden, a door to the W.C.

W.C.

Low flush W.C, classic tiled flooring, double glazed obscure window facing the side.

First Floor Landing

Storage cupboard, access to the loft which is partly boarded, has a drop down ladder and light, feature beam high picture rails, doors to bedrooms one, two, three and the bathroom.

Bedroom One

16'6 x 12'1 (5.03m x 3.68m)

Three double glazed feature windows facing the front, high picture rails, fitted wardrobes with plenty of storage and a radiator.

Bedroom Two

11'2 x 10'11 (3.40m x 3.33m)

Double glazed window facing the rear, radiator and a fitted shelving unit.

Bedroom Three

10' x 9'11 (3.05m x 3.02m)

Double glazed window facing the rear, radiator, cupboard housing the water tank, feature cladded wall.

Bathroom

Double glazed obscure window to the side, extractor fan, panel bath with mixer taps and shower attachment over, low level W.C., wall mounted wash hand basin with mixer tap, tiled flooring and tiled splashback.

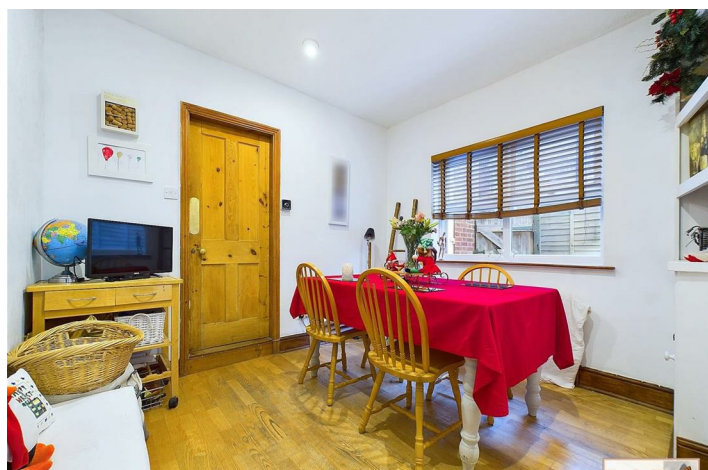
Rear Garden

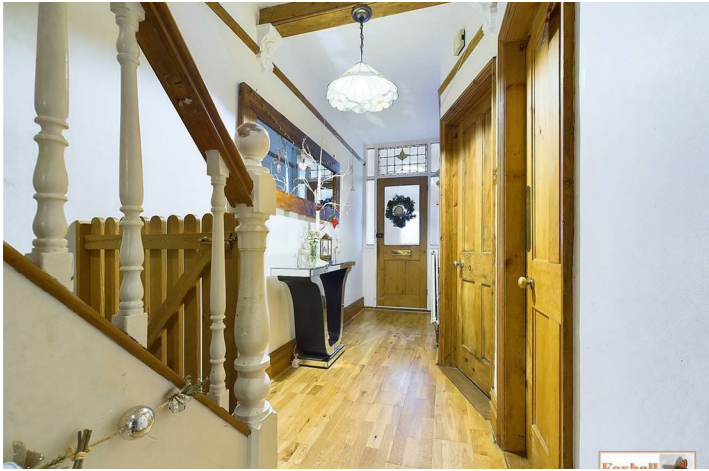
Fully enclosed south easterly facing rear garden, mostly laid to lawn with a large block paved patio area with stepping stones reaching a decking area, with a shed and a log cabin which has access to water, power and lighting, gate leading to the shared passageway to the front of the property, outside tap.

Agents Note

Tenure - Freehold

Council Tax Band C







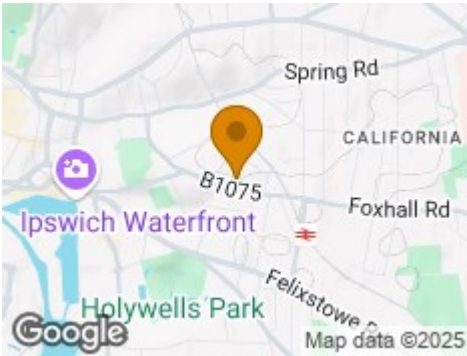
Road Map



Hybrid Map



Terrain Map



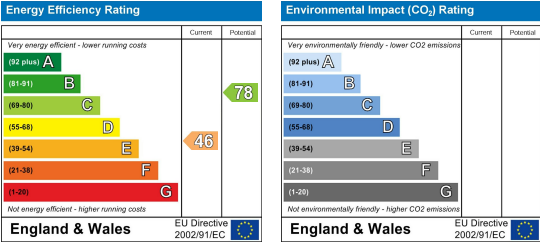
Floor Plan



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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