

# Foxhall



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## Birkfield Drive

Ipswich, IP2 9JE

Offers in excess of £270,000



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## Front Garden

Block paved driveway for two vehicles, two raised brick flower beds and steps to the front door. There is a block paved path to the side gate with a slate border.

## Entrance Hallway

Front aspect upvc door into the hallway, side aspect frosted double glazed window, side aspect doors to the kitchen/breakfast room and the lounge, stairs to the first floor, laminate flooring.

## Lounge

20'9" x 9'10" (6.35 x 3.01)

Front aspect double glazed window, two radiators, laminate flooring, open through to.

## Dining Area

13'6" x 12'0" (4.12 x 3.66)

Rear aspect double glazed patio doors, two side aspect double glazed windows, radiator, laminate flooring.

## Kitchen/Breakfast Room

24'3" x 7'7" (7.40 x 2.32)

Base and eye level units, cupboards and drawers, rolled edge worktops, integrated fridge, integrated freezer, integrated dishwasher, integrated 1 and 1/2 sink and drainer, space for rangemaster cooker with stainless steel extractor over, space for washing machine, breakfast bar, front and rear aspect double glazed windows, side aspect upvc door to the garden, laminate flooring.

## W.C

Low level w.c, wall mounted sink into vanity unit, tiled splashback, laminate flooring.

## Landing

Doors to bedrooms one, two, three and the bathroom. Storage cupboard, carpeted flooring.

## Bedroom One

12'7" x 10'1" (3.84 x 3.09)

## Bedroom Two

13'6" x 8'3" (4.14 x 2.52)

Front aspect double glazed window, built in mirrored wardrobes, radiator, carpet.

## Bedroom Three

10'1" x 7'11" (3.09 x 2.42)

Rear aspect double glazed window, radiator, carpet.

## Bathroom

8'1" x 7'11" (2.48 x 2.42)

Rear aspect frosted window, panel bath with glass shower screen and stainless steel mixer shower over, low level w.c, hand wash basin into vanity unit, heated towel rail, part tiled walls, tiled flooring.

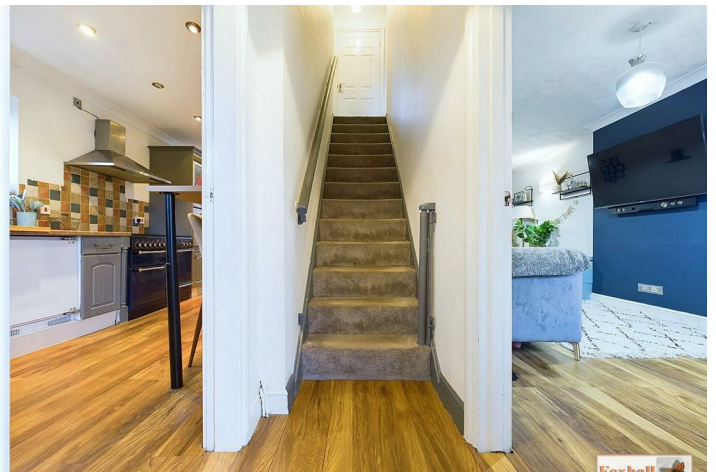
## Garden

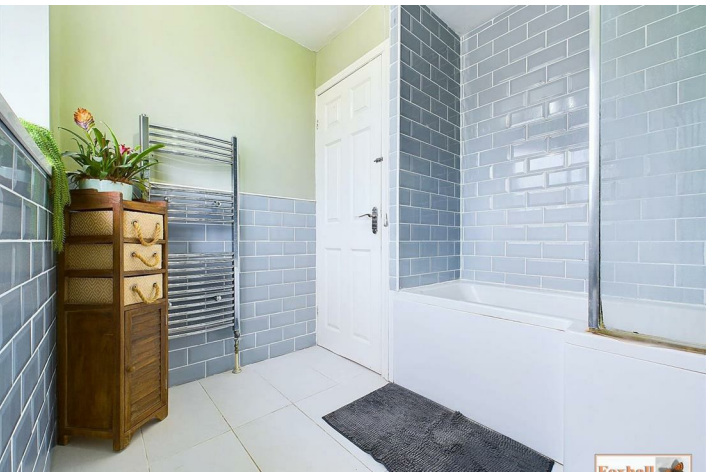
Low maintenance Westerly facing rear garden enclosed to panel fencing with patio and raised deck area. There is gated side access to the front of the property and an outside tap.

## Agents Notes

Tenure - Freehold  
Council Tax Band - C









## Road Map



## Hybrid Map



## Terrain Map



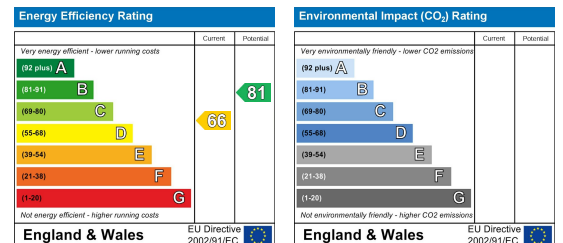
## Floor Plan



## 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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