

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



Tokio Road

East Ipswich off Marlborough Road, IP4 5BD

Asking price £375,000



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Summary continued

Another major selling point of the property is the detached double garage at the rear with the adjacent car port and triple width car parking.

The property is not directly overlooked to the front or the rear and is an ideal position. The current owners have thoroughly enjoyed living here for 20 years. It would however benefit from some upgrading including replacement windows and doors.

The property is in prime Copleston High School catchment area (subject to availability) and there are a selection of local shops and facilities in the vicinity.

Front Garden

Enclosed by a low brick wall with shrub borders and path leading to front door. The garden commences with a spacious patio area and is an absolute sun trap ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining.

Entrance Hall

Glazed door and side panel through to entrance hallway with radiator, stairs leading to first floor, door through to lounge.

Lounge / Dining Area

22'2" x 12'11" (6.76m x 3.94m)

Window to front which is south westerly facing making this a very pleasant and sunny room for a good part of the day. The focal point of the room is a decorative fireplace, radiator, folding doors that open through to the sitting room extension.

Sitting Room Extension

12'10" x 15'6" (3.91m x 4.72m)

Delightful pitched roof extension with patio doors opening out onto the garden and an additional window to the rear (east) making this a very bright room full of natural light and a radiator.

Kitchen

7'8" x 13'2" (2.36 x 4.03)

One and a half bowl sink unit, window overlooking the garden to rear, ample units comprising base drawers cupboards and eye level units, SMEG fitted over, four ring gas hob over and extractor hood above, plumbing for a washing machine and dishwasher, and partial tiling.

Inner Hallway

Doors to bedroom five / study, kitchen and W.C. off, door to a very spacious under stairs cupboard.

Bedroom Five / Office / Study

10'6" x 9'10" (3.21 x 3.00)

Double radiator, window to front.

W.C

W.C, wash basin, extractor fan and radiator.

First Floor Landing

All doors off and access to loft hatch.

Bedroom One

10'10" x 12'11" (3.31 x 3.96)

Bedroom one - radiator, and window to front, accessed direct from the landing. There are double wooden doors opening out into bedroom three as the current owners have changed this to a main bedroom suite and are using bedroom three as a dressing room from the main bedroom. This could easily be put back to a complete

separate room with the installation of a stud wall where the double doors have been put in.

En-Suite Shower Room

3'4" x 10'0" (1.03 x 3.07)

Fully tiled with Mira Vigour shower, tiled floor, radiator, window to front, wash basin and W.C and door to airing cupboard.

Bedroom Two

11'2" x 9'8" (3.41 x 2.96)

Radiator, window to rear.

Bedroom Three

11'2" x 9'8" (3.41 x 2.96)

Radiator, window to front

Bedroom Four

11'2" x 9'8" (3.42 x 2.96)

Radiator, window to rear, full width and full height wardrobes which although are not actually fitted will be remaining with the property.

Family Bathroom

8'2" x 6'4" (2.50 x 1.94)

A bath with Mira Vigour shower, tiled in bath / shower area, wash basin and W.C, radiator and window to rear.

Rear Garden

Enclosed by panel fencing some of which is new, the garden is easterly facing and not immediately over-looked from the rear with pedestrian door leading to garage and access to garage and driveway area. The garden is largely laid to lawn.

Detached Double Garage / Car Port and Driveway

17'7" x 16'9" (5.3655 x 5.1117)

Twin up and over doors, supplied with power and light with pedestrian door leading straight into the rear garden.

In front of the garage is a concrete triple width driveway accessed from a driveway leading direct onto Marlborough Road.

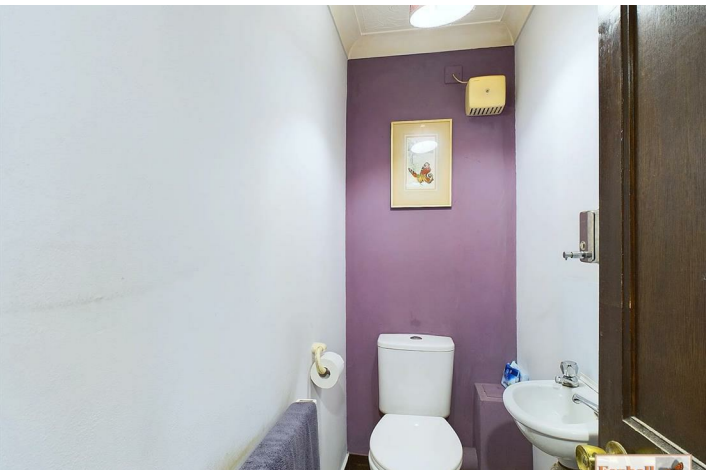
Adjacent to the garage is a car port with a separate up and over door fitted.

Agents Note

Tenure - Freehold

Council Tax Band - D

The driveway access from Marlborough Road to the garages is only by the block of flats on Marlborough Road. The seller tells us that the freehold for the flats state they have to give access to the Tokio Road property.





Road Map



Hybrid Map



Terrain Map



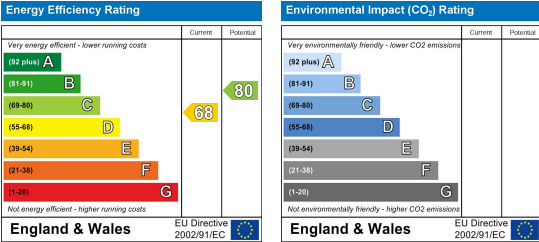
Floor Plan



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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