

Foxhall



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Weyland Road

Witnesham, Ipswich, IP6 9ET

Offers in excess of £300,000



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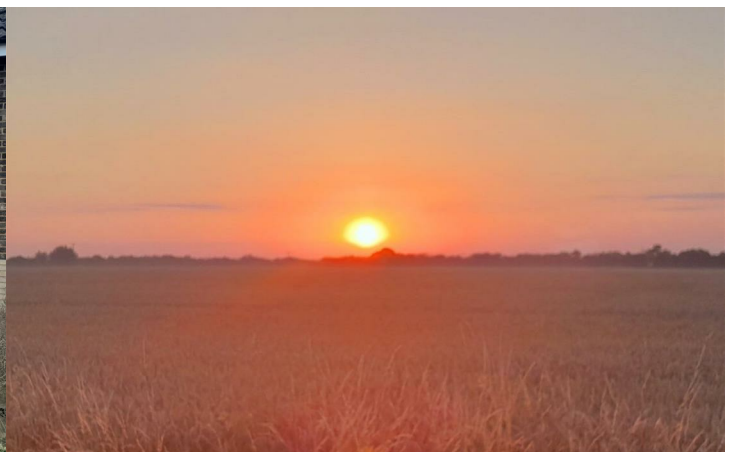
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Front Garden

Of open plan design, mainly laid to lawn with driveway leading to the garage, hedging to the side of the property with gated side access leading round to the rear. At the side of the property beyond the gate to the rear garden is the oil tank.

Entrance Porch

Entrance door to entrance porch with further door to.

Entrance Hall

Under stairs cupboard, down lighters, tiled flooring, door to rear porch, door to outside and doors to.

Cloakroom

Low level W.C., corner basin, radiator, obscure double glazed window to side, built in cupboard, downlighting.

Utility Room

7'5" x 5'6" (2.28m x 1.68m)

Freestanding Grant Vordex boiler, roll top worksurface with appliance space and cupboard under, double glazed window to side.

Kitchen / Diner

9'7" x 16'6" (2.93 x 5.05)

Well fitted comprising one and a quarter bowl single drainer stainless steel sink unit with mixer tap, drawers and cupboards under, roll top worksurfaces with cupboards and appliance space under, wall mounted cupboards over, double glazed window to rear with views, double glazed patio doors to outside and door to.

Inner Lobby

With stairs off and door to.

Lounge

13'1" x 16'0" (3.99 x 4.89)

Double glazed window to front and side with excellent views, two radiators, coved ceiling.

Landing

Access to loft, double glazed window to side with excellent views, doors to.

Bedroom One

13'1" x 8'11" (4.00 x 2.72)

Double glazed window to front, radiator, built in wardrobe plus further cupboard with louvre doors, coved ceiling.

Bedroom Two

9'7" x 9'0" (plus door recess) (2.94 x 2.76 (plus door recess))

Double glazed window to rear, built in wardrobe with louvre doors, radiator, coved ceiling and excellent views.

Bedroom Three

9'11" x 7'2" (3.04 x 2.20)

Double glazed window to front, radiator, coved ceiling.

Bathroom

2.00 x 2.24 (0.61m.0.00m x 0.61m.7.32m)

Panel bath with mixer shower attachment and screen, wash basin with mixer and cupboards under, low level W.C., radiator, extractor fan, downlighters and obscure double glazed window to rear.

Rear Garden

Raised paved patio giving views to the side and rear over the fields. The garden is mainly laid to lawn and enclosed by hedging.

Garage

With up and over door.

Agents Note

Tenure - Freehold

Council Tax Band C

We understand from the vendor the front four windows were replaced 12/08/2016 and the side window 13/02/2017.

We also understand from the vendor the boiler and radiators were replaced in July 2015









Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Foxhall

Approximate total area[†]

913.86 ft²

84.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

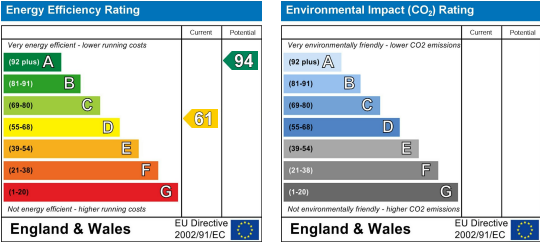
Calculations are based on RICS IPMS 3C standard.

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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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.