

Foxhall



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The Bretts

Kesgrave, Ipswich, IP5 2YY

Asking price £500,000



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Front Garden

Good area of parking to the front of the double garage

Reception Hall

Obscure double glazed entrance door to reception hall with radiator, built in storage cupboard, two double glazed windows either side of the entrance door to the front, stairs off and doors to.

Cloakroom

Low level W.C., wash basin, radiator, obscure double glazed window to side.

Study

10'10 x 7'2 (3.30m x 2.18m)

Leaded light style double glazed window to side, radiator, access to loft.

Lounge

20'2 x 11'4 (6.15m x 3.45m)

Double glazed leaded light style window to front, two radiators, double doors to dining room, Adam style fireplace with marble style backing and double glazed doors to Conservatory.

Dining Room

10'4 x 9'9 (3.15m x 2.97m)

Double glazed window to rear, radiator.

Conservatory

11'10 x 11'4 (3.61m x 3.45m)

Tiled flooring, double glazed French style doors to outside.

Utility Room

7'10 x 5'2 (2.39m x 1.57m)

Comprises single drainer stainless steel sink unit with

mixer, roll top worksurfaces with appliance space and cupboard under, wall mounted cupboard over, upright cupboard, tiled flooring, wall mounted boiler and obscure double glazed door to outside.

Kitchen

11'11 x 10'9 (3.63m x 3.28m)

Comprising one and a quarter bowl single drainer stainless steel sink unit with mixer, drawer and cupboards under, roll top worksurfaces with drawers and cupboards under, wall mounted cupboards over, breakfast bar, radiator, tiled flooring, upright unit, double glazed window to rear, further upright housing double oven with hob to side and extractor over.

First Floor Gallery Landing

Leaded light style double glazed window to front, radiator, access to loft, built in airing cupboard housing the hot water tank, doors to.

Bedroom One

11'9 x 11'3 (3.58m x 3.43m)

Double glazed window to rear, radiator, built in wardrobes, door to.

En-Suite Shower Room

Shower cubicle, low level, W.C. wash basin with mixer, radiator, obscure double glazed window to side.

Bedroom Two

11'4 x 10'8 (3.45m x 3.25m)

Double glazed window to rear, radiator.

Bedroom Three

11'4 x 9'4 (3.45m x 2.84m)

Leaded light style double glazed window to front, radiator, laminated style flooring.

Bedroom Four

9'2 x 7'2 (2.79m x 2.18m)

Double glazed window to rear, radiator.

Bathroom

Panel bath, mixer tap, separate shower, inset wash basin with mixer tap, low level W.C. obscure double glazed leaded light style window to front.

Garage

With two up and over doors, power and lighting and personal door into the rear garden sideways and window to side.

Rear Garden

Rear garden sideways which is paved leading round to the nicely enclosed south facing rear garden.

Mainly laid to lawn with patio and well stocked flower and shrub borders enclosed by timber fencing.

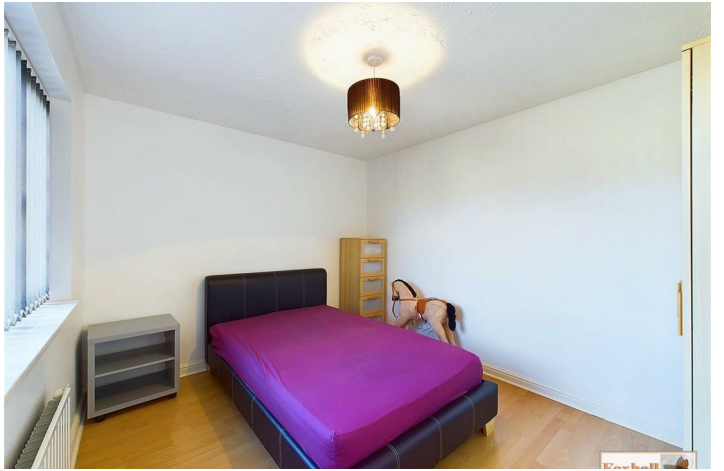
Agents Note

Tenure - Freehold

Council Tax Band - E









Road Map



Hybrid Map



Terrain Map



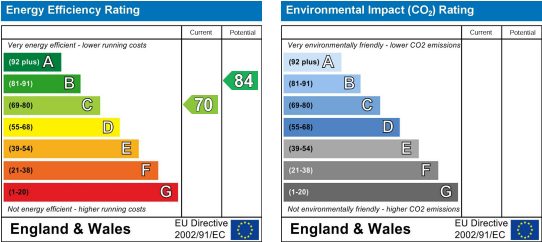
Floor Plan



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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