

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

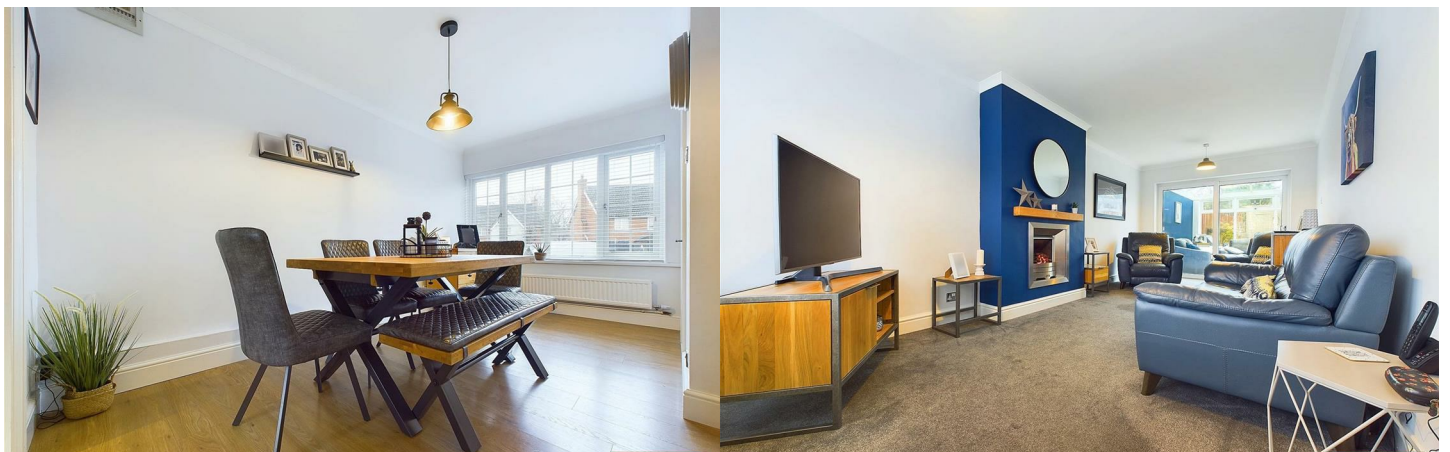
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Carolbrook Road

Ipswich, IP2 9JF

Asking price £325,000



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Carolbrook Road

EXTENDED SEMI-DETACHED HOUSE - OFF ROAD PARKING & GARAGE - LOUNGE, DINING ROOM & CONSERVATORY - VERY WELL PRESENTED - CLOSE TO LOCAL AMENITIES

Foxhall Estate Agents are pleased to offer to market this very well presented, extended three bedroom family home on a popular residential road in Belstead Hills. Located to the south west of Ipswich it provides easy access to local supermarkets, the A12/A14, town centre, waterfront and open green spaces.

The house itself comprises of an entrance hallway, lounge, conservatory, dining room, kitchen and utility room downstairs. Upstairs there is a landing, three bedrooms, shower room and airing cupboard. To the front there is a block paved driveway for multiple vehicles and an up and over door to the garage. To the rear a good size low maintenance Westerly facing garden with multiple seating/entertaining areas. Further benefitting from gas central heating and double glazing throughout.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre homes the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront

which is lined with restaurants, cafes, galleries and shops.

Front Garden

Press Crete and block paved areas providing off road parking for multiple vehicles with the remainder laid to lawn, there are raised sleeper flower beds and a selection of mature shrubs.

Entrance Hallway

Front aspect upvc double glazed door into the entrance hallway, side aspect frosted double glazed window, radiator, laminate flooring. Side aspect doors to the lounge and dining room, stairs to the first floor.

Lounge

20'9" x 9'10" (6.34 x 3.01)

Front aspect double glazed bay window, rear aspect double glazed sliding door into the conservatory, feature fire, radiator, carpeted flooring.

Conservatory

10'5" x 9'6" (3.18 x 2.92)

Rear aspect double glazed french doors into the garden, under floor heating, electric wall radiator, laminate flooring.

Dining Room

14'10" x 8'1" (4.53 x 2.47)

Front aspect double glazed window, radiator, under stairs cupboard, wooden flooring, wooden french doors into the kitchen.

Kitchen

11'1" x 8'10" (3.39 x 2.7)

Base and eye level units, rolled edge work tops, integrated electric oven and grill, integrated electric hob with stainless steel splashback and extractor over,

integrated dishwasher, integrated under counter fridge, integrated stainless steel sink and drainer, tiled splashbacks. Rear aspect double glazed window, radiator, laminate flooring, side aspect door to the utility room/lobby.

Utility/Lobby

7'10" x 5'5" (2.4 x 1.67)

Eye level built in unit, space for a washing machine. Rear aspect upvc double glazed door into the garden, rear aspect double glazed window, front aspect upvc door into the garage. Half tiled walls, tiled flooring.

Landing

Doors to all bedrooms, the shower room and airing cupboard. Carpeted flooring.

Bedroom One

12'7" x 10'1" (3.85 x 3.09)

Front aspect double glazed window, radiator, carpeted flooring.

Bedroom Two

13'7" x 8'3" (4.15 x 2.53)

Front aspect double glazed window, built in over stairs storage cupboard, loft hatch, radiator, carpeted flooring.

Bedroom Three

9'7" x 7'10" (2.94 x 2.41)

Rear aspect double glazed window, built in wardrobe, radiator, carpeted flooring.

Shower Room

Double width shower with glass shower screen and Mira Azora electric shower, low level w.c, wall mounted hand wash basin, heated towel rail, blow down wall heater, tiled walls, tiled flooring, rear aspect frosted double glazed window.

Airing Cupboard

Housing the boiler and immersion tank with the remainder being storage space.

Garden

Enclosed to panel fencing the garden comprises of a large patio area, accessed from the conservatory and utility/lobby. Brick retaining flower and shrub beds with steps to an area or artificial lawn, to the rear there is a walled gazebo offering a covered seating area and wooden shed.

Garage

16'5" x 8'10" (5.01 x 2.71)

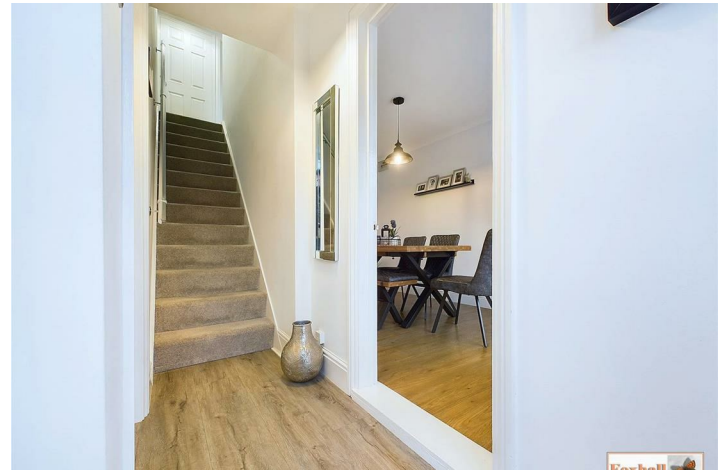
Up and over door to the front, base and eye cupboard units, power and light. There is an additional room open off the garage giving additional space.

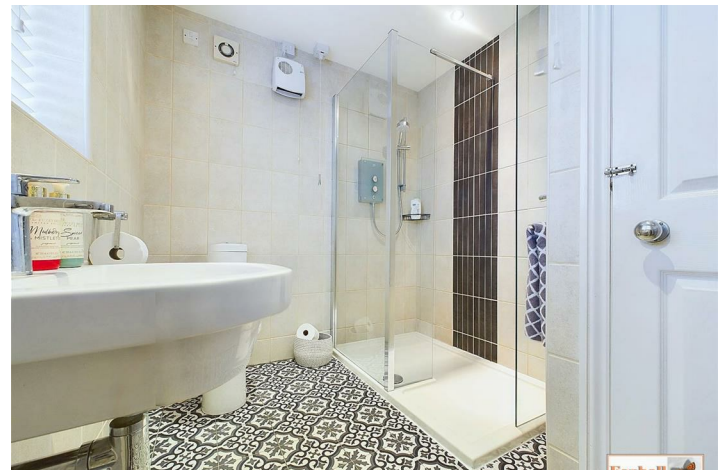
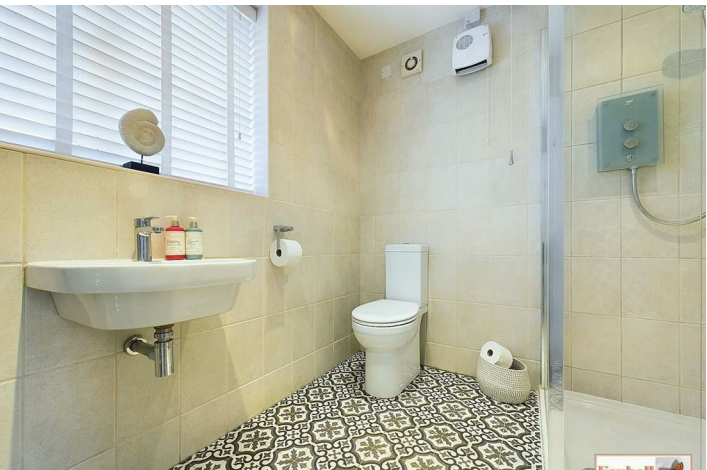
Agents Note

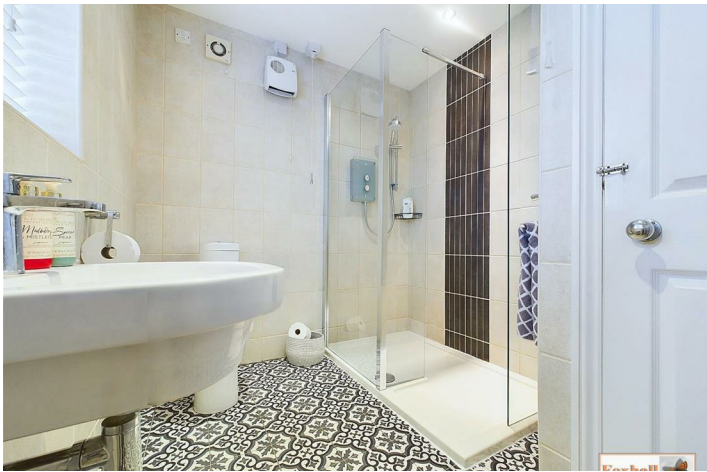
Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area¹

1231.73 ft²

114.43 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

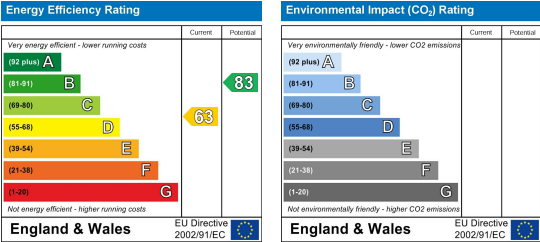
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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



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