

Foxhall



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Clapgate Lane

South / East, Ipswich, IP3 0RF

Asking price £270,000



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1930'S DOUBLE BAY SEMI-DETACHED HOUSE -
OPEN KITCHEN/DINING/LIVING SPACE -
UPSTAIRS BATHROOM & DOWNSTAIRS W.C -
OVERLOOKING LANDSEER PARK

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

The downstairs of the property has been extended to create a modern kitchen/dining/living space with french doors leading out to the garden, this additional space has also created a w.c. Furthermore the property also comprises of an entrance hallway, bay window lounge, three good sized bedrooms and a modern family bathroom.

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 houses 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

Enclosed to a half height brick wall the front garden is mainly laid to lawn with a path leading to the porch.

Porch

Front aspect wooden french doors into the porch, tiled flooring and Upvc double glazed door into the entrance hallway.

Entrance Hallway

12'0" x 5'7" (3.67 x 1.72)

Front aspect upvc double glazed entrance door, two front aspect frosted double glazed windows, under stairs cupboard with space and plumbing for a washing machine and tumble dryer, radiator, laminate flooring, doors to the lounge and open kitchen/diner and stairs to the first floor.

Lounge

11'7" x 10'11" (3.54 x 3.33)

Front aspect double glazed bay window, feature fire place, upright radiator, laminate flooring, side aspect door into the hallway and rear aspect french doors into the open kitchen/diner.

Kitchen Area

8'0" x 6'11" (2.44 x 2.11)

Base and eye level units, rolled edge work tops, integrated electric oven, integrated gas hob with stainless steel extractor over, integrated stainless steel sink and drainer, space for freestanding fridge and freezer, side aspect double glazed window, laminate flooring.

Open Dining/Living Area

10'11" x 10'5" & 13'4" x 5'7" (3.34 x 3.19 & 4.07 x 1.71)

Rear aspect double glazed french doors into the garden,

rear aspect double glazed window, additional built in storage cupboards with worktop over, upright radiator, laminate flooring, side aspect door into the w.c.

W.C

Low level w.c, wall mounted hand wash basin with tiled splashback, heated towel rail, laminate flooring.

Landing

Doors to all bedrooms and the bathroom, airing cupboard, side aspect window, carpeted flooring.

Bedroom One

11'1" x 10'4" (3.38 x 3.17)

Front aspect double glazed bay window, built in storage cupboards, radiator, carpeted flooring.

Bedroom Two

10'9" x 10'2" (3.3 x 3.11)

Rear aspect double glazed window, radiator, carpeted flooring.

Bedroom Three

8'0" x 7'4" (2.46 x 2.24)

Rear aspect double glazed window, radiator, carpeted flooring.

Bathroom

6'7" x 5'10" (2.02 x 1.78)

Panel bath with stainless steel mixer shower over and

glass shower screen, hand wash basin into vanity unit, low level w.c into vanity, heated towel rail, mermaid panel splashback, laminate flooring, front aspect frosted double glazed window.

Garden

Enclosed to panel fencing the garden comprises of a decked area with pergola over with the remainder laid to lawn, there is a covered area behind the garage and a further seating area with pergola. There is a timber summer house with power and a timber shed. To the side there is gated access round to the front of the property.

Parking & Garage

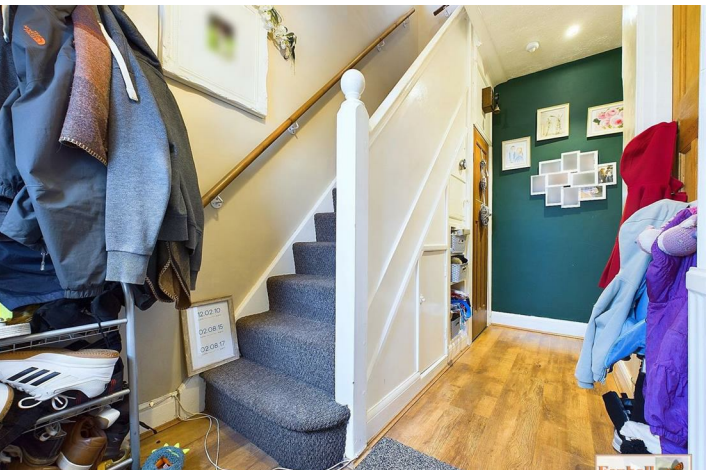
There is a single garage with power and light access via the shared driveway, there is unrestricted parking on the road.

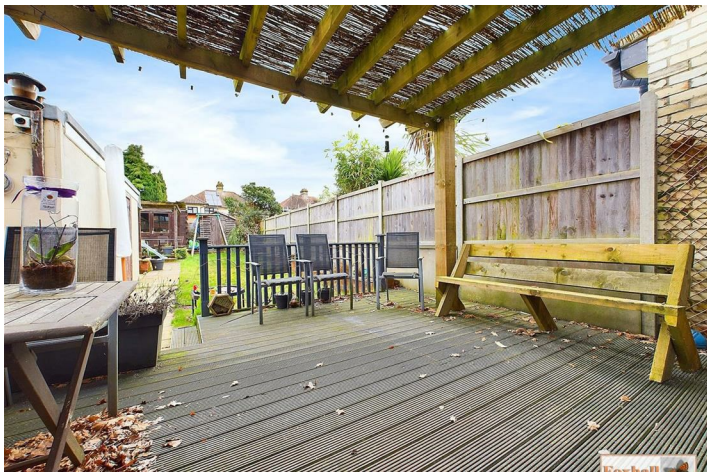
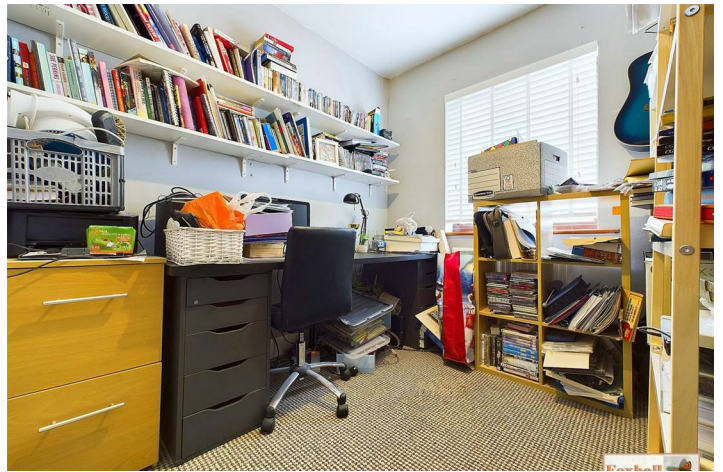
Agents Note

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



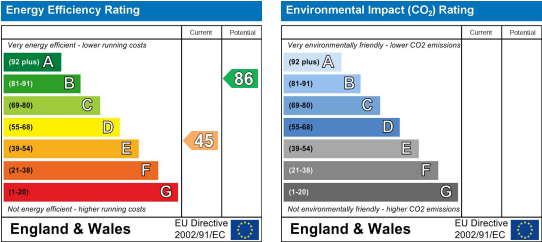
Floor Plan



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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