

Foxhall



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Mannington Close

Rushmere St. Andrew, Ipswich, IP4 5PW

Offers in the region of £425,000



4



2



3



C



4 Mannington Close

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Front Garden

Block paved driveway to the front providing off road parking for three / four cars dependent on size, gated side access leading round to the rear garden.

Entrance Hall

Obscure double glazed entrance door to entrance hall, display recess, radiator, laminated style flooring, stairs off and doors to.

Cloakroom / W.C.

Obscure double glazed window to side, low level W.C., wash hand basin.

Lounge

17'7" x 11'10" (5.37 x 3.61)

Double glazed bay window to front, radiator, coved ceiling, fire surround with marble style backing and hearth and door to.

Dining Room

11'5" x 8'11" (3.49 x 2.74)

Radiator, coved ceiling, double glazed door to outside and door to.

Kitchen

9'11" x 15'5" (3.03 x 4.71)

Well fitted comprising single bowl sink with a mixer tap and cupboards under, worksurfaces with drawers cupboards and appliance space under, wall mounted cupboards over, breakfast bar with radiator under, wall mounted cupboards over, double glazed window to rear, upright housing fridge freezer, upright with oven and hob to side with extractor over, washing machine and dishwasher (to remain), double glazed window to rear, obscure double glazed door to outside.

Office / Playroom (Versatile Room)

15'6" x 7'5" (4.74 x 2.28)

Double glazed window to front, radiator, cupboard housing Vaillant wall mounted boiler.

First Floor Landing

Double glazed window to side, built in airing cupboard housing hot water tank, access to loft, radiator, doors to.

Bedroom One

10'6" x 14'0" (3.22 x 4.27)

Three double glazed windows to front, built in wardrobes with mirror fronted sliding doors, radiator, door to.

En-Suite Shower Room

4'8" x 8'2" (1.43 x 2.49)

Shower cubicle, pedestal wash hand basin with mixer, low level W.C. obscure double glazed window to front, extractor fan.

Bedroom Two

10'5" x 8'8" (3.18 x 2.65)

Double glazed window to rear, radiator.

Bedroom Three

9'10" x 8'3" (3.02 x 2.52)

Double glazed window to rear, radiator.

Bedroom Four

9'10" x 7'1" (3.02 x 2.18)

Double glazed window to rear, radiator.

Bathroom

6'4" x 8'7" (1.95 x 2.63)

Panel bath with mixer tap, pedestal wash hand basin with mixer tap, low level W.C., radiator, shaver point, obscure double glazed window to side.

Rear Garden

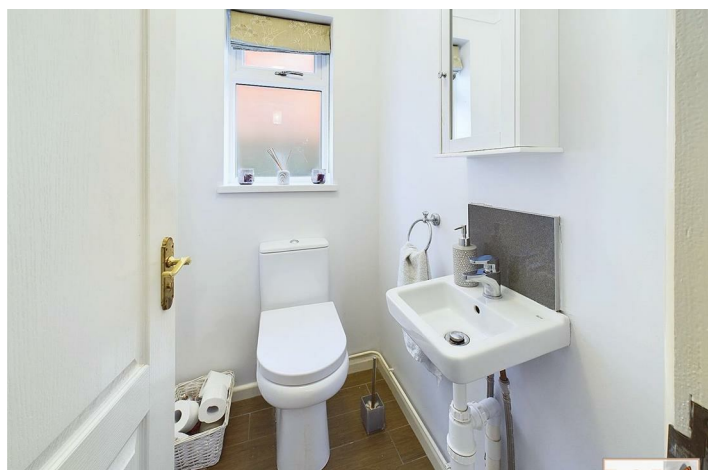
Enclosed by timber fencing with patio, neat lawn areas, easterly aspect, decking with pergola over and a raised bed.

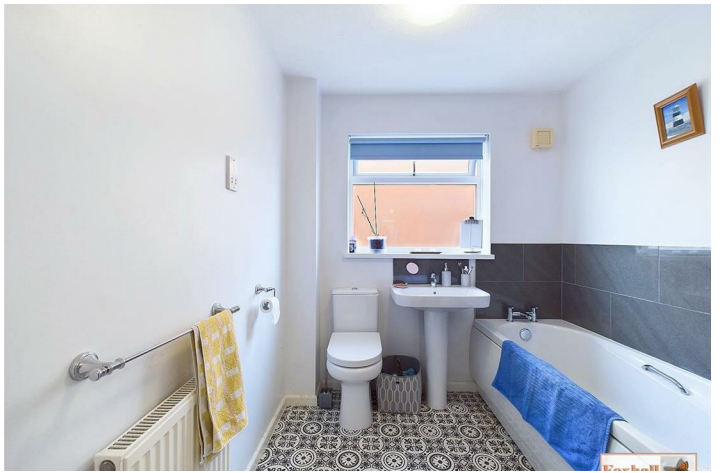
Agents Note

Tenure - Freehold

Council Tax Band - E

Please note we understand from the vendor they still awaiting building regulations certification for the garage conversion which they are liaising with the local authority on.







Road Map



Hybrid Map



Terrain Map



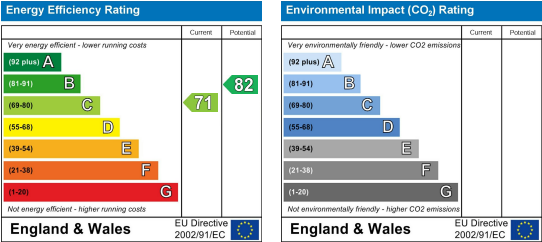
Floor Plan



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



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.