

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Spindler Close

Kesgrave, Ipswich, IP5 2DA

Guide price £290,000

3 2 1 C



Spindler Close

Kesgrave, Ipswich, IP5 2DA

Guide price £290,000



Front Garden

Artificial lawn.

Entrance door to.

Entrance Hall

Radiator, coved ceiling and doors to.

Cloakroom

Low level W.C., pedestal wash hand basin, extractor, radiator.

Lounge

17'11" x 10'3" (increasing to 11') (5.46m x 3.12m (increasing to 3.35m))

Double glazed window to front, cupboard under the stairs, two radiators, fire surround, door to.

Kitchen / Diner

13'10" x 9'4" (4.22m x 2.87m)

Kitchen - well fitted comprising one and a quarter bowl single drainer stainless steel sink unit with drawers and cupboards under, roll top worksurfaces with drawers and cupboards under and wall mounted cupboards over, wall mounted boiler (we understand from the vendor this was last serviced in January 2025), fridge freezer, dish washer, washing machine, oven, hob, extractor, double glazed window to rear.

Dining area - radiator with double glazed patio doors to outside.

First Floor Landing

Access to loft, doors to.

Bedroom One

10'4" x 11'8" (reducing to 8'11") (3.15m x 3.56m (reducing to 2.72m))

Double glazed window to front, radiator, built in wardrobe and door to.

En-Suite Shower Room

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

Bedroom Two

11'8" x 7'8" (3.56m x 2.34m)

Double glazed window to rear, built in wardrobe, radiator,.

Bedroom Three

8'2" x 5'11" (2.49m x 1.80m)

Double glazed window to rear, built in wardrobe, radiator.

Bathroom

7'7" x 5'1" (2.31m x 1.55m)

Panel bath, low level W.C., pedestal wash hand basin with mixer, radiator, extractor fan.

Rear Garden

Enclosed by timber fencing with a patio and gate to a rear alleyway which is used by three properties including this one. This in turn leads to the garage.

Garage

With a pitched roof, up and over door and on the opposite side is an allocated parking space.

Agents Note

Tenure - Freehold

Council Tax Band - C





Road Map



Hybrid Map



Terrain Map



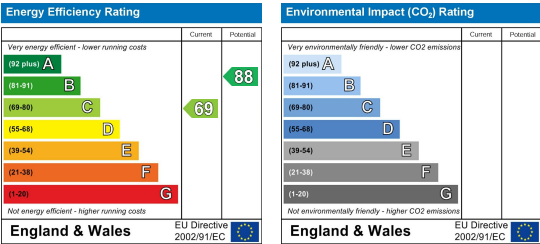
Floor Plan



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.