

# Foxhall



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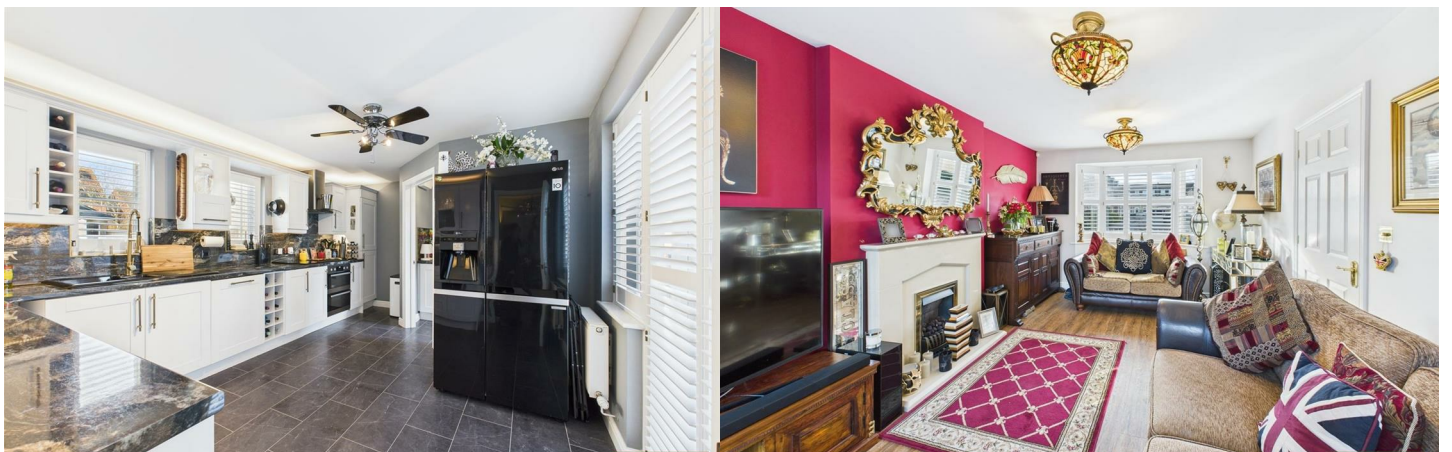
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## Wilkinson Drive

Kesgrave, Ipswich, IP5 2BX

Offers in excess of £450,000





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## Front / Side Garden

The front and side are enclosed by attractive railings, easy maintenance design with decorative stones. Obscure double glazed entrance door to.

## Entrance Hallway

Radiator, stairs off with cupboard under and doors to.

## Kitchen

17'1" x 12'0" (5.21m x 3.66m)

Well fitted comprising one and a half bowl single drainer sink with a mixer, excellent range of roll top work surface with drawers, cupboards and wine rack under, wall mounted cupboards over, two double glazed windows to the side and further double glazed French doors to the other side, up right fridge freezer, oven hob, extractor and integrated dishwasher and through to.

## Utility Room

5'2" x 6'6" (1.57m x 1.98m)

Roll top work surface with cupboards and appliance space under, wall mounted Worcester boiler, radiator, double glazed door to outside.

## Lounge

16'4" x 10'9" (4.98m x 3.28m)

Double glazed bay window to front, two radiators, fire surround with coal effect fire and double glazed French doors to the rear.

## Dining Room

11'5" x 9'9" (3.48m x 2.97m)

Double glazed bay window to front and double glazed window to side, radiator.

## Study

6'2" x 8'11" (1.88m x 2.72m)

Part wall panelling, double glazed window to side, radiator.

## Cloakroom / W.C.

Low level W.C., pedestal wash hand basin with mixer, heated towel rail, extractor fan.

## First Floor Landing

Part panelling walls, access to loft, double glazed window to rear, built in airing cupboard housing the hot water tank and doors to.

## Bedroom One

11'1" x 11'9" (3.38 x 3.59)

Fitted wardrobes, archway through to main bedroom area with two double glazed windows to either side, radiator, door to.

## En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, panelling to walls, obscure double glazed window to side.

## Bedroom Two

10'5" x 9'2" (3.19 x 2.81)

Fitted wardrobes, double glazed window to rear, double glazed window to front, radiator and door to.

## En-Suite Shower Room

Independent shower cubicle, wash basin with mixer and cupboards under, low level W.C., heated towel rail, obscure double glazed window to rear and tiling to walls.

### Bedroom Three

9'3" x 9'9" (2.83 x 2.98)

Double glazed window to front, radiator, built in wardrobe, laminated flooring.

### Bedroom Four

7'8" x 8'9" (2.34 x 2.67)

Double glazed window to side, radiator.

### Family Bathroom

6'5" x 6'1" (1.96 x 1.87)

Panel bath with mixer and shower attachment over, low level W.C., pedestal wash hand basin with mixer, obscure double glazed window to front and heated towel rail.

### Rear Garden

Low maintenance design with an easterly aspect enclosed by timber fencing and walling with large shingled areas with neat low level hedging, raised sleeper beds, outside tap.

To the rear there is an artificial lawn with double gates at the side and personal door into the garage.

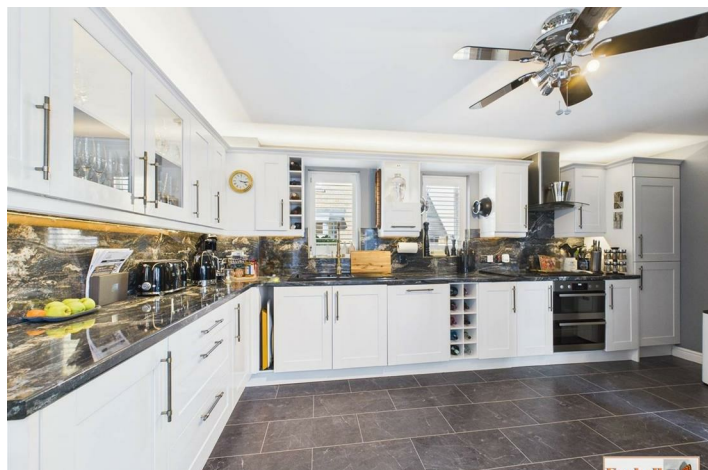
### Garage

Up and over door, pitched roof and lighting. In front of the garage is a parking space, and a further space to the side in front of the double gates.

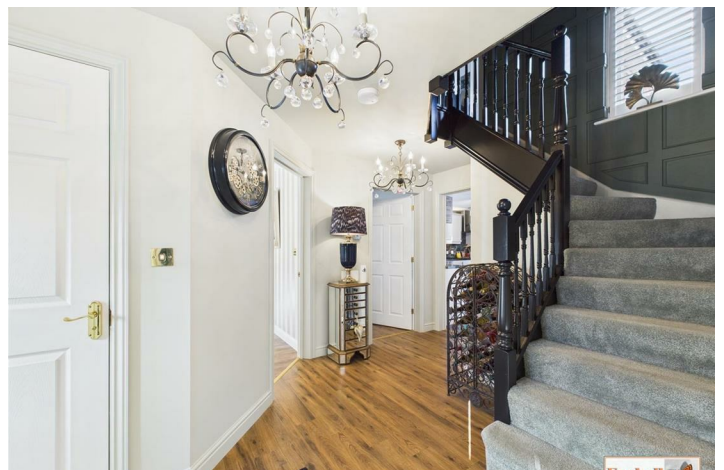
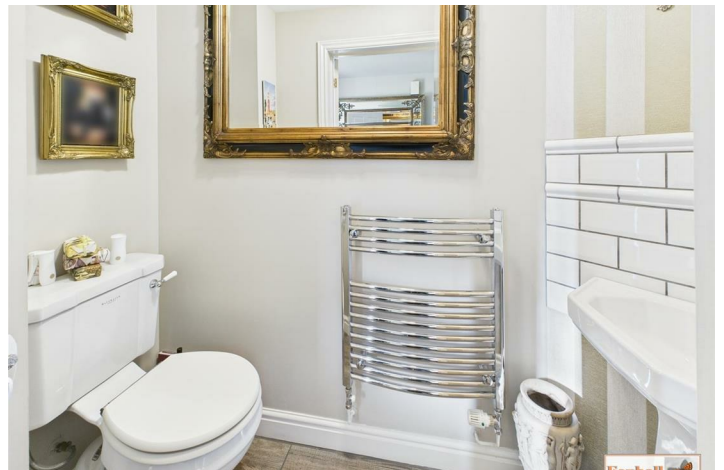
### Agents Note

Tenure - Freehold

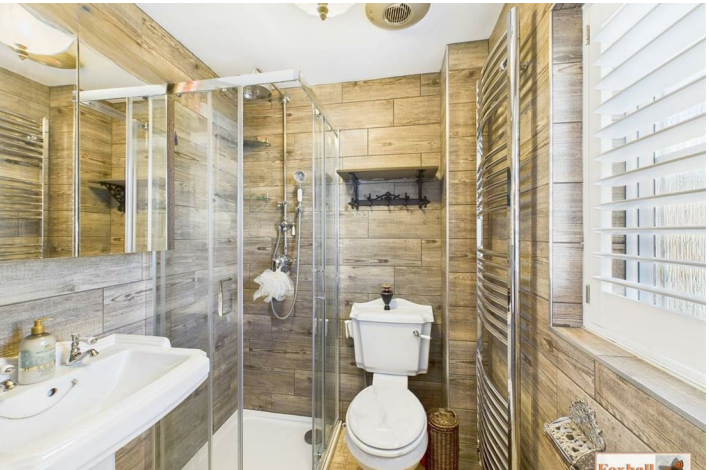
Council Tax Band E



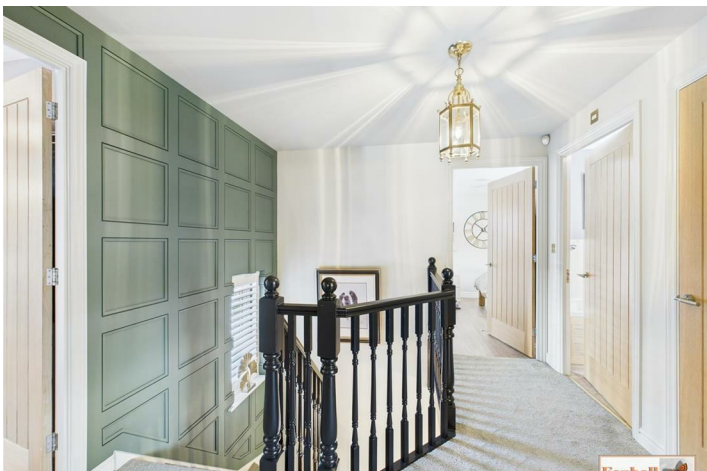
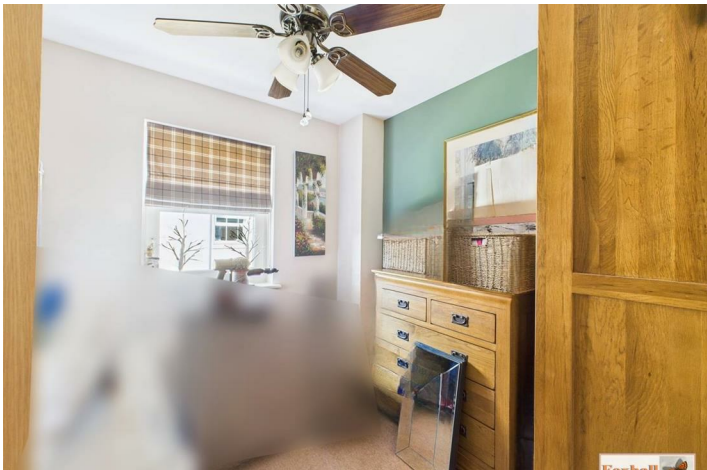






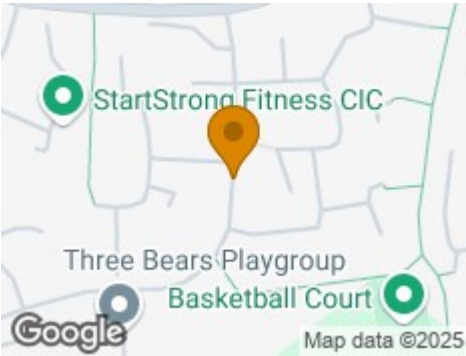








Road Map



Hybrid Map



Terrain Map



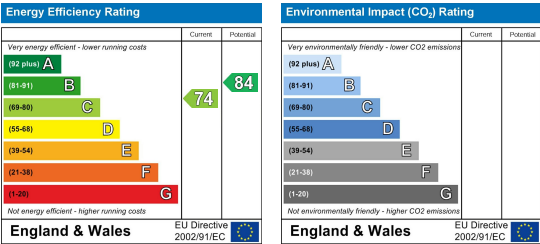
Floor Plan



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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