

Foxhall



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Temple Road

East Ipswich, IP3 8PB

Guide price £325,000

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Front Garden

Shared driveway to the front with hardstanding and access via large double doors to the rear garden, parking and double garage and door to the porch.

Entrance Porch

uPVC and glazed door into the porch, two obscure double glazed windows to the front and to the side, brick built porch, carpet flooring, obscure wooden glazed door into the entrance hallway.

Entrance Hallway

Coving, carpet, stairs rising to first floor, under stairs cupboard housing the fuse board, further hallway cupboard with hooks and shelving and a cupboard above, radiator, phone point, sliding door to kitchen, door to the bathroom and an obscure double glazed door into the lounge.

Kitchen / Breakfast Room

10'5" x 7'8" (3.20 x 2.36)

Comprising of wall and base units with cupboards and drawers under, work surfaces over, Beko stainless steel gas four ring hob over an electric Bosch oven and an extractor fan over, asterite one and a half sink bowl drainer unit with mixer tap, double glazed window to the front with fitted vertical blinds, space and plumbing for a washing machine (currently a Samsung), space for an under counter fridge (Hotpoint), space for an under counter freezer (Ice King), radiator and splashback tiling, floor tiling, lighting and a breakfast bar.

Bathroom

7'6" x 5'6" (2.29 x 1.69)

Tiled flooring, tiled walls, extractor fan, wall mounted heater (not tested), obscure double glazed window to the side, shaver point, walk in shower cubicle with an electric Myra Sport shower, pedestal wash hand basin,

low flush W.C., heated towel rail, storage cupboard with shelving.

Lounge

12'2" x 16'7" (3.73 x 5.08)

Feature fireplace with inset gas coal effect fire, tiled backplate, marble hearth and wooden surround, wall lights, recess ceiling lights, dimmer switch, carpet flooring, coving, aerial point, large double glazed window to the rear, smaller double glazed window to the rear, bespoke sliding door which is wooden and obscure glazed into the dining room.

Dining Room

14'6" x 7'11" (4.44 x 2.43)

Coving, carpet flooring, recessed ceiling lights, wall lights, radiator, large double glazed patio door leading onto the patio area, wooden obscure glazed door leading to the rear porch.

Rear Porch

Brick built, laminate flooring, door to rear garden, obscure glazed window to side.

First Floor Landing

Doors to bedrooms one, two and three, access to the loft hatch and a large double glazed window to the side (if new owners were considering a double storey extension to the side this or the third bedroom would naturally be an access point for this).

Bedroom One

8'2" x 13'3" (2.50 x 4.05)

Fitted units along one side of the bedroom, large width wide double glazed windows to the front, wall light, further fitted wardrobes, aerial point and an eaves cupboard.

Bedroom Two

9'8" x 9'0" (2.97 x 2.75)

Fitted wardrobes, cupboard housing the wall mounted Baxi boiler, radiator, carpet flooring, large full width double glazed window to the rear.

Bedroom Three

6'9" x 7'5" (2.08 x 2.28)

Double glazed window to the side, carpet flooring, radiator.

Rear Garden

61'4" x 67'7" (18.7 x 20.6)

Large corner plot rarely available south easterly position suitable for multiple extensions if required at the side and rear of the property currently has hardstanding and patio area suitable for multiple vehicles and sizes if required leading to double garage, PIR light, outside tap, large shed (to stay approx. 10' x 12'), this vast corner plot is mainly laid to lawn, enclosed on all sides by fence or mature hedges and shrubs, seating areas, has been used in areas previously as an allotment and ornate garden, packed with mature shrubs and bulbs giving the new owners a huge scope as to what to use it as themselves.

Double Garage and Store

15'5" x 16'1" (4.72 x 4.91)

Block construction double garage suitable as a garage / workshop / office, has two add on sheds at the rear, power and lighting.

Agents Note

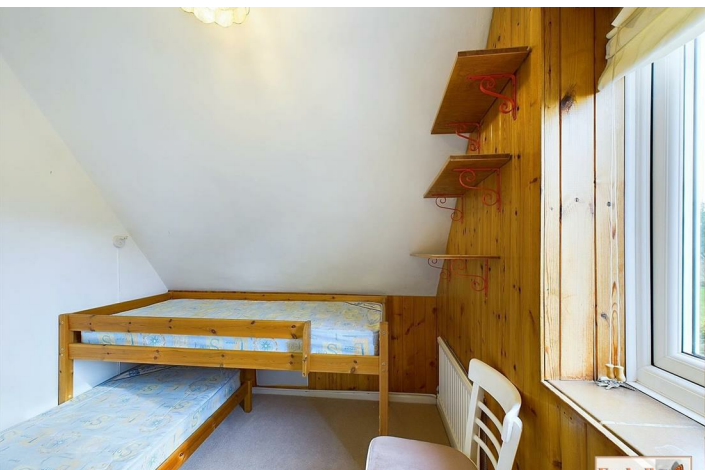
Tenure - Freehold

Council Tax Band - C

The white goods in the kitchen may well be negotiable.











Road Map



Hybrid Map



Terrain Map



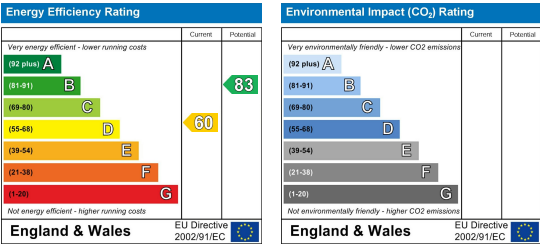
Floor Plan



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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