

Foxhall



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Cedar Avenue

Kesgrave, Ipswich, IP5 1HA

Offers in excess of £250,000



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Reception Hallway

Replacement double glazed side entrance door through to reception hallway, radiator, all doors off plus access to loft space. Built in meter cupboard.

Front Garden

Laid to lawn and enclosed with hedging with path leading to front door. The bungalow is situated on an extremely spacious corner plot which is largely laid to lawn with hedge and rose borders. Driveway with access from Penryn Road providing parking for one vehicle in front of the garage plus a block paved driveway adjacent to the garage which could accommodate another two vehicles, one behind the other. Outside light.

Lounge

16'0" x 10'10" (4.88m x 3.30m)

Easterly facing picture window to the front with lovely views overlooking the green making this a very nice sunny room especially in the mornings. The focal point is a fireplace with brick built surround. Radiator.

Kitchen / Breakfast Room

11'11" x 7'10" (3.64m x 2.40m)

One and a half bowl sink unit, ample work-surfaces, built in Neff oven, recess for microwave, four ring Neff gas hob and Hygenia extractor hood above, ample selection of base drawers, cupboards and eye level units with inset bottle rack, tiling, additional display cabinets and space for table. Plumbing for automatic washing machine and a kick space fan heater. Window and part glazed wooden door opening to the conservatory.

Conservatory

13'9" x 7'10" (4.19m x 2.39m)

Power and light, of wood and glazed construction with double doors opening out onto the garden. Tiled floor.

Wet Room

8'7 x 6'5 (2.62m x 1.96m)

Converted to a walk in wet room with spacious shower area, fully tiled walls, inset vanity wash hand basin, with cupboards under and low level W.C., extractor fan, shower rail and curtain and window to rear, radiator, door to airing cupboard with shelving.

Bedroom One

11'8" x 11'1" (3.57m x 3.39m)

Radiator, window to front with lovely views over the green with established trees. Wooden fitted triple wardrobes.

Bedroom Two

11'11" 7'8" (3.64m 2.36m)

Radiator, window to rear.

Rear Garden

Largely laid to lawn, patio area and westerly facing and unoverlooked from the rear and providing a real suntrap in the afternoon. Shed and greenhouse to remain. Enclosed by panel fencing, wire fencing and brick wall.

It's a real secluded and sheltered suntrap in the afternoons, ideal for sitting out having an afternoon cuppa, glass of wine or alfresco dining. There are well stocked flower / shrub borders full of bulbs and trellis area plus an outside tap and a wide side gate with outside light and personal door leading direct into the garage. Good sized greenhouse 8' x 5' approx.

Garage

Pedestrian personal door to the rear garden, up and over door and supplied with power and light.

Agents Note

Tenure - Freehold

Council Tax Band - B
Subject to Probate





Road Map



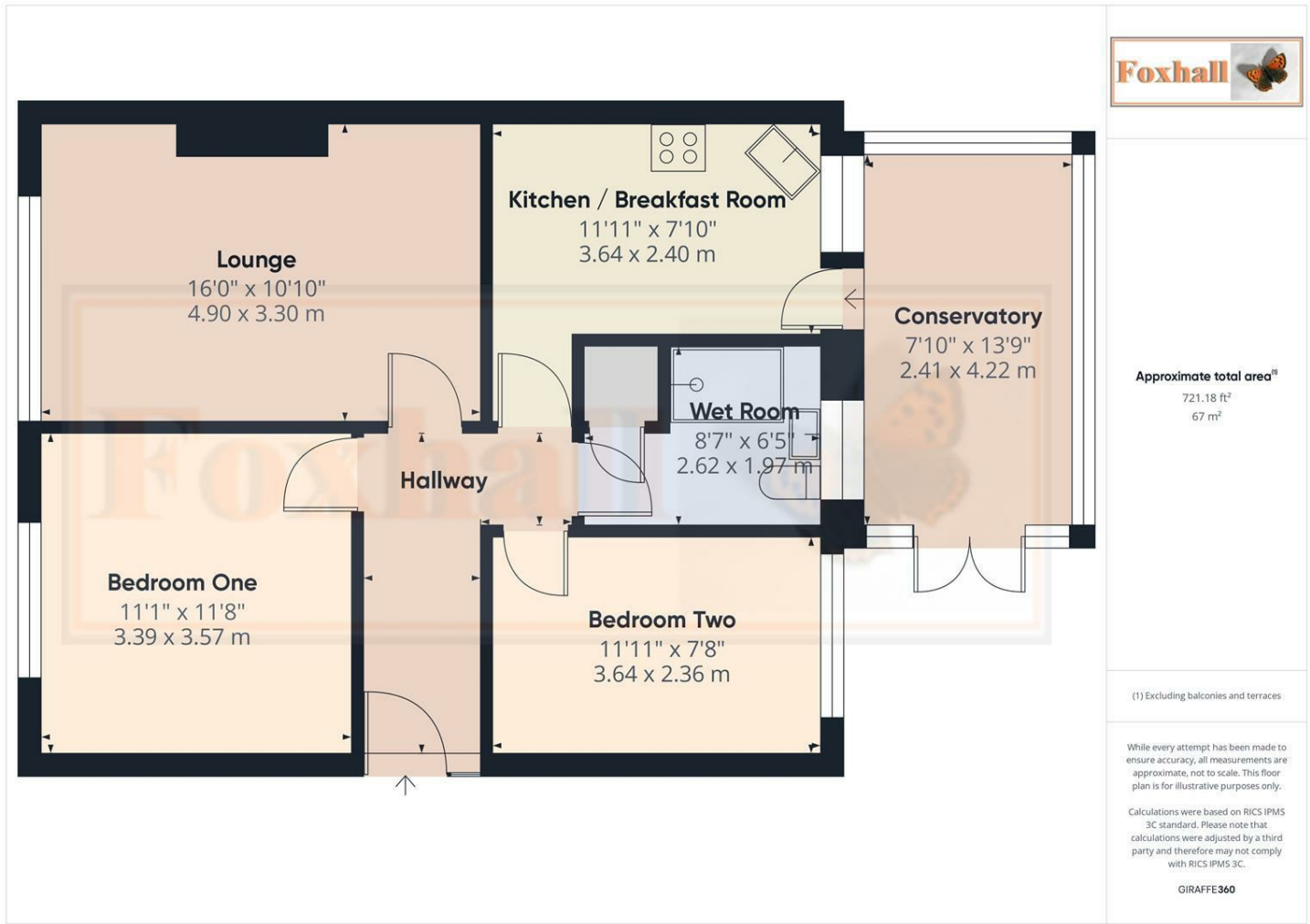
Hybrid Map



Terrain Map



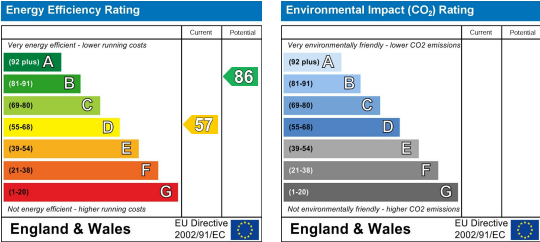
Floor Plan



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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