

# Foxhall



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## Levington Road

South East Ipswich, IP3 0NJ

Offers in excess of £250,000



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## Summary Continued

Superbly located close to Holywells, Murray and Landseer Park's and within walking distance to Ipswich town centre, waterfront, local shops and multiple bus stops. In addition, Derby Road train station is a five minute walk away and Ipswich mainline station is just a short drive.

## Front Garden

Mid height brick wall, pathway to the front door. Low maintenance shingle front garden with pathway. Large side driveway suitable for at least two vehicles.

## Hallway

Engineered Oak floor, radiator, with stairs up to the first floor and a door leading into the lounge / diner.

## Porchway

Entrance door into the porchway with original tiles with light, this then leads into the wooden glazed front door to the Hallway.

## Lounge / Diner

23' x 10'10 (7.01m x 3.30m)

Lounge - Double glazed window to front, feature fireplace, carpet flooring and radiator and through to dining room.

Dining Area - Double glazed window to rear, carpet flooring, door to kitchen and door to understairs cupboard.

## Kitchen

9'6 x 7'10 (2.90m x 2.39m)

Comprising of wall and base units with cupboards and drawers and the worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit, with mixer tap, space and plumbing for a dishwasher, tiled floor, tiled splashback,

spotlights, coving, double glazed window to the side. Zanussi gas oven with an extractor over the top.

## Utility Room

7'2 x 6' (2.18m x 1.83m)

Window to the rear, plumbing and space for a washing machine, space for a full height fridge / freezer, workspace, wall mount combi boiler (Vaillant Eco Fit Pure boiler fitted in 2020, regularly serviced with a 10 Year Guarantee in place since installation.) Rail hanging for laundry, radiator, door to bathroom, tiled bathroom floor, coving, pedestrian uPVC & glazed door to the rear.

## Bathroom

7'1 x 6'10 (2.16m x 2.08m)

Comprising of a tiled panelled bath, fixed shower screen, mixer tap, Mira Sprint electric shower over. vanity wash hand basin, low flush W.C., radiator, tiled flooring and walls, spotlights extractor fan, obscured double glazed window to the side.

## Landing

Doors to Bedroom One, Bedroom Two and Bedroom Three. Door to storage cupboard, fuse board and loft hatch.

## Bedroom One

14'2 x 11' (4.32m x 3.35m)

Two double glazed window to the front, radiator, high skirting boards, carpet flooring and thermal boarding to one wall.

## Bedroom Two

11'10 x 8'10 (3.61m x 2.69m)

Carpet flooring, high skirting boards, double glazed window to the rear, radiator and thermal boarding to one wall.



### Bedroom Three

9'5 x 8' (2.87m x 2.44m)

Double glazed window to the rear, radiator, high skirting boards, laminate wood flooring. currently being used as an office.

### Rear Garden

Hard standing suitable for a couple of cars, with access to the garage, outside tap. There is a large patio area suitable for Al Fresco dining. Fully enclosed rear garden, leading to the second half of the garden which is a lawn area which is fully enclosed with borders packed with mature shrubs, planting and Trees.

Hard Standing 22'1" by 13'1"

Patio Area 11'3" by 36'7"

Lawn Area 35'11" by 24'4"

### Garage

15'7 x 9'4 garage 9'3 x 8'1 utility (4.75m x 2.84m garage 2.82m x 2.46m utility)

Up & over manual door, with power and light, rear section which is currently used as an additional utility area.

Front Garage - Rafter storage, with vehicular access into the rear garden.

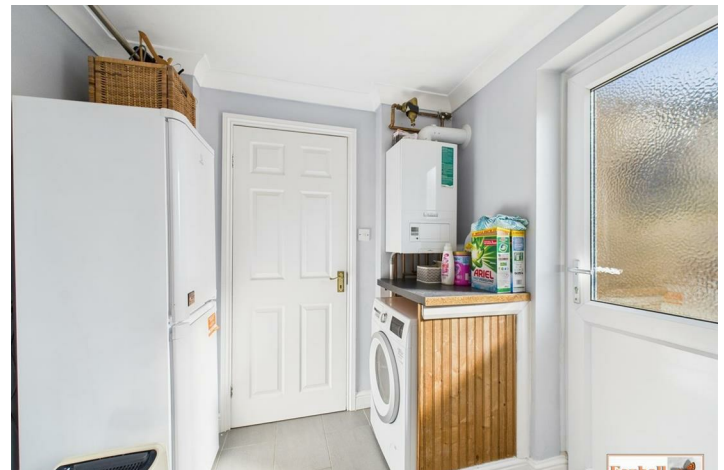
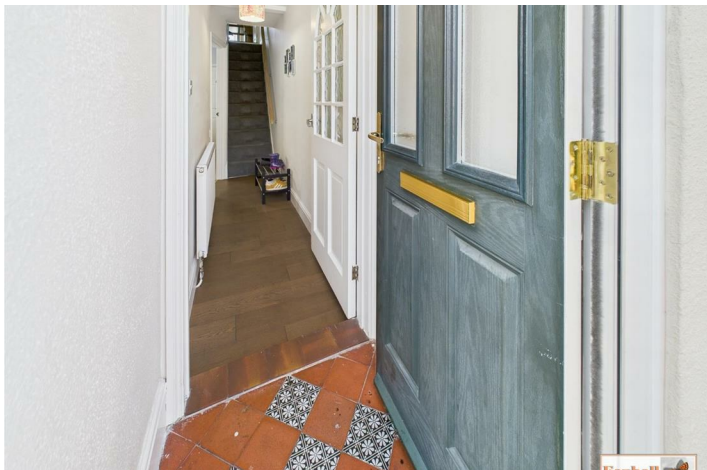
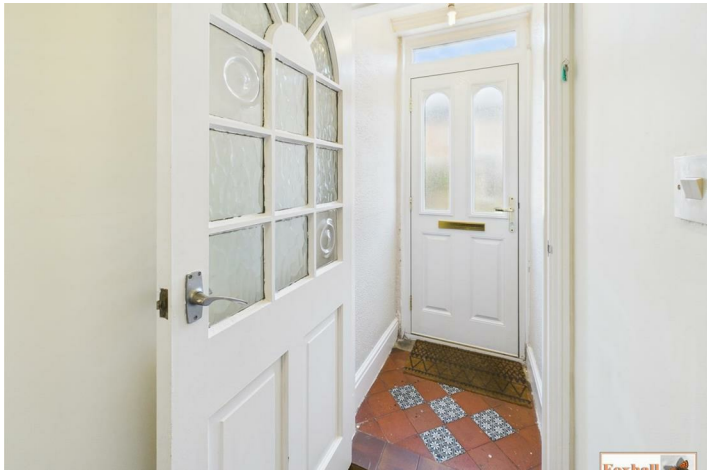
Utility Area - Window to the rear, space for a tumble dryer, access to the rest of the garage, pedestrian door to the garden, rafter storage.

### Agents Notes

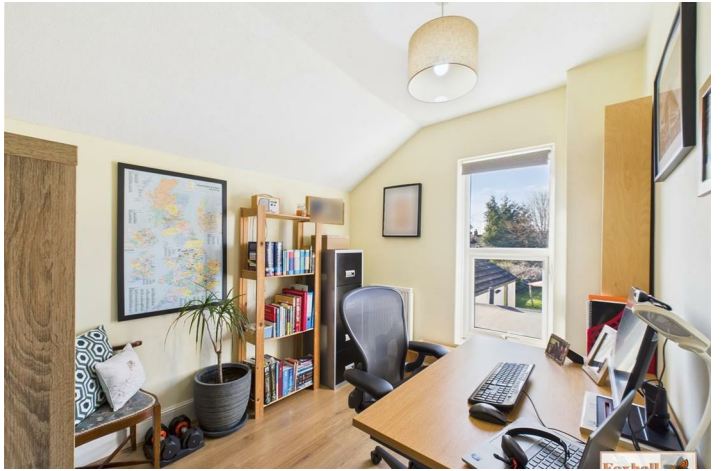
Tenure - Freehold

Council Tax Band - B







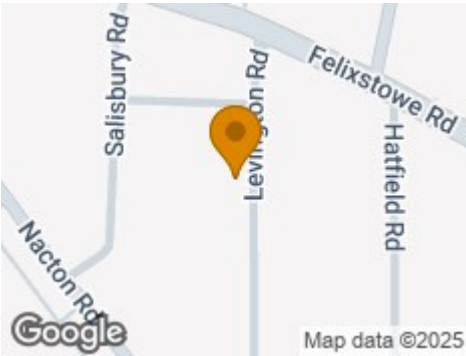








Road Map



Hybrid Map



Terrain Map



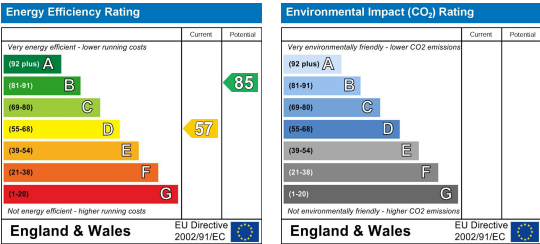
Floor Plan



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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