

# Foxhall



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## Chilton Road

East Ipswich, Ipswich, IP3 8PD

Price £350,000



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## Front Garden

Off road parking for three to four cars comfortably via hard standing concrete, patio slabs and shingle accessible via a drop down curb and access down the side of the property with a gate leading to the garage to the rear garden.

## Entrance Porch

Entrance porch has entry via two single glazed wooden doors facing the front with an obscured single glazed window above, lino flooring with a wooden door with obscured single glazed for entry to the entrance hall.

## Entrance Hallway

Wooden door with obscured single glazed windows for entry to the entrance hall, with two single glazed obscured windows to the side, Parquet flooring, access to the stairs with an under stairs cupboard, doors to the kitchen and access to the lounge and dining room.

## Lounge

12'3" x 15'10" (3.73m x 4.83m)

Double glazed bay window to the front, coving and a radiator.

## Kitchen

8'5" x 9'4" & 9'2" x 7'6" (2.57m x 2.84m & 2.79m x 2.29m)

Double glazed window facing the side and rear, door facing the side going out to the side passage that leads to the rear garden. wall and base units fitted with cupboard and drawers, wall mounted Ideal classic boiler, built in oven, electric hob, plumbing for a washing machine and dishwasher. Space for a double fridge/freezer and plenty of storage space, has a double stainless steel sink bowl with a mixer tap and drainer unit, tiled splashback, tiled flooring and a radiator.

## Dining Room

11'1" x 13'0" (3.38m x 3.96m)

Double glazed sliding patio door to the rear, coving, serving hatch through to the kitchen, carpet flooring and radiator.

## Conservatory

10'4" x 7'9" (3.15m x 2.36m)

Double glazed sliding patio doors to the rear with a pitched roof.

## Landing

Carpet flooring, spotlights, double glazed obscured window to the side, door to bedroom one, bedroom two, bedroom four, family bathroom and access to bedroom three.

## Bedroom One

11'9" x 16'2" (3.58m x 4.93m)

Double glazed bay window to the front, radiator, built in and fitted wardrobes, carpet flooring.

## Bedroom Two

7'6" x 12'10" (2.29m x 3.91m)

Double glazed window facing the rear, fitted wardrobes, radiator, carpet flooring.

## Bedroom Three

7'6" x 12'10" (2.29m x 3.91m)

Double glazed window to the rear, coving and radiator with carpet flooring

## Bedroom Four

9'2" x 7'6" (2.79m x 2.29m)

Double glazed window facing the side, coving, radiator and carpet flooring

## Bathroom

7'7" x 7'2" (2.31m x 2.18m)

Double glazed obscured window facing the front, low flush W.C, radiator, half sized bath with hot and cold taps, vanity wash hand basin with cupboard underneath, step in shower cubicle with splashback boarding, tiled splashback and vinyl flooring, extractor fan and access to the loft.

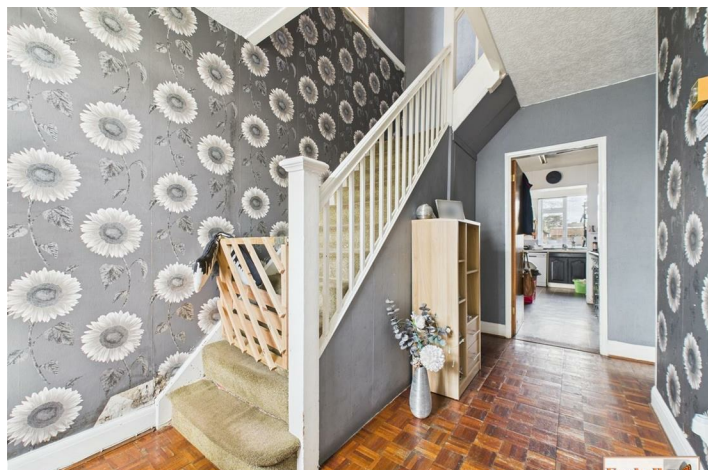
## Rear Garden

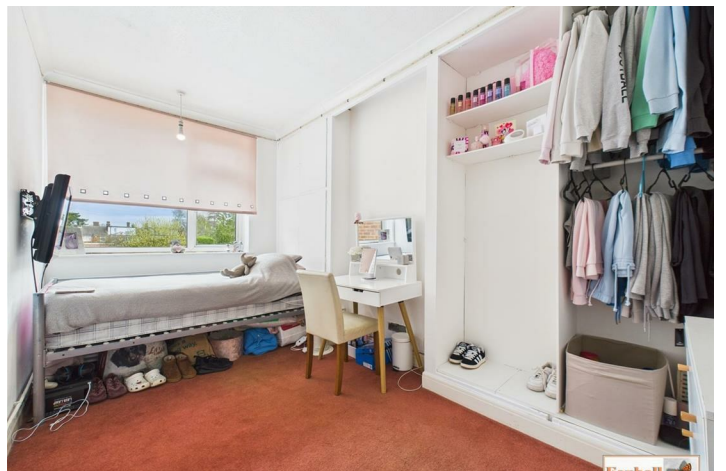
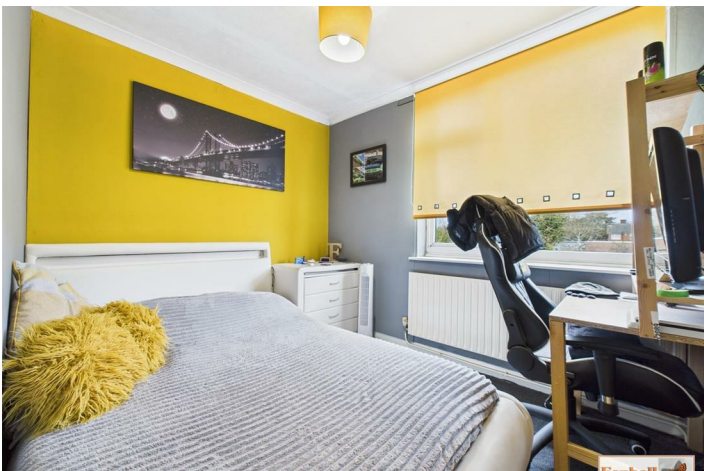
North Easterly facing rear garden enclosed by panel wooden fencing, that houses access to the garage which has power and lighting which has wooden doors for access and a door to the side. Large hard standing area mostly laid to lawn two sheds, brick built storage area, outside tap.

## Agent Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



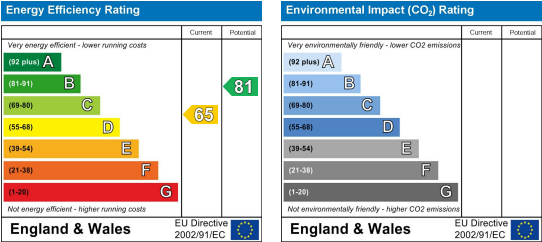
Floor Plan



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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