

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Ditton Way

East Ipswich, Ipswich, IP3 8GL

Guide price £300,000



4



2



1



C



# Ditton Way

East Ipswich, Ipswich, IP3 8GL

Guide price £300,000



## Front Garden

Small pathway to the front door, access point to the side the leading to a carpark which gives you access to the garage and an allocated parking space which is numbered.

## Hallway

Coving, radiator, laminate flooring, pantry/storage cupboard, door to the cloakroom W.C and access to the lounge/diner and kitchen.

## Downstairs Cloakroom

Extractor fan, low flush W.C, radiator, pedestal wash hand basin with hot and cold taps, splashback tiling.

## Kitchen

11'9" x 6'1" (3.58m x 1.85m)

Double glazed window facing the front, spotlights, radiator, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, 1 1/2 stainless steel sink bowl and drainer unit, built in oven with a gas hob and cooker hood above, space for fridge/freezer, tiled splashback and the wall mounted Vaillant boiler (installed in 2023 and is under warranty).

## Lounge Diner

17'7" x 12'9" (5.36m x 3.89m)

Double glazed windows to the rear and side, double glazed double French style doors to the rear going out to the garden, laminate flooring, spotlights, coving, radiator and an under stairs storage cupboard

## First Floor Landing

Coving, access to the stairs to the second floor, radiator, doors to bedroom two, bedroom four and the bathroom.

## Bedroom Two

8'6" x 12'9" (2.59m x 3.89m)

Two double glazed windows to the front, radiator and coving.

## Bedroom Four

8'9" x 12'9" (2.67m x 3.89m)

Double glazed window to the rear, coving and a radiator.

## Bathroom

Extractor fan, spotlights, panel bath with mixer taps over and shower attachment over with splashback boarding, vanity wash hand basin with hot and cold taps, low flush W.C and a radiator.

## Second Floor Landing

Coving, radiator, doors to bedroom one, bedroom four and a storage cupboard that houses the water tank.

## Bedroom One

11'10" x 10'9" (3.61m x 3.28m)

Two double glazed windows facing the front, radiator, coving, built in wardrobes and a door to the en-suite.

## En -Suite

Extractor fan, spotlights, step in shower cubicle with a waterfall shower head, radiator, vanity wash hand basin, cloakroom W.C and lino flooring.

## Bedroom Three

5'10" x 12'9" (1.78m x 3.89m)

Access to the loft, radiator, coving, laminate flooring and a double glazed window to the rear

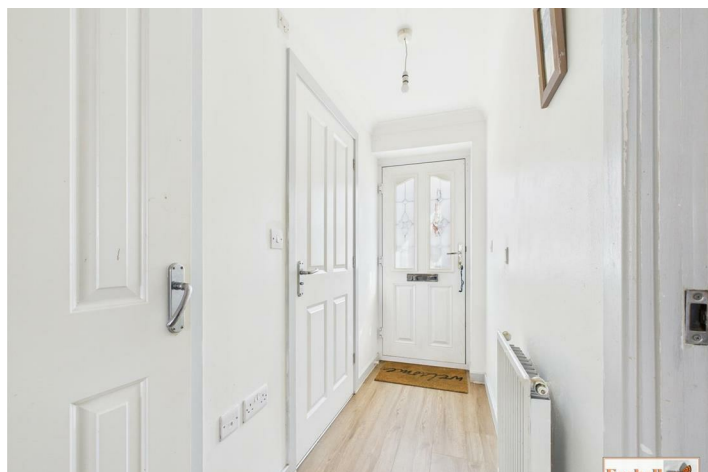
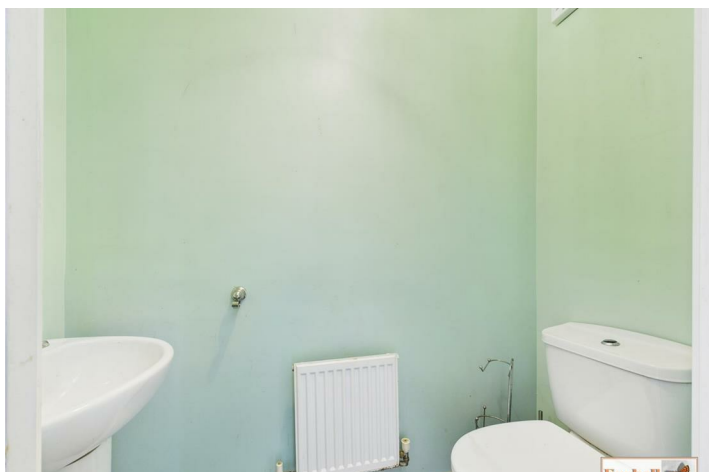
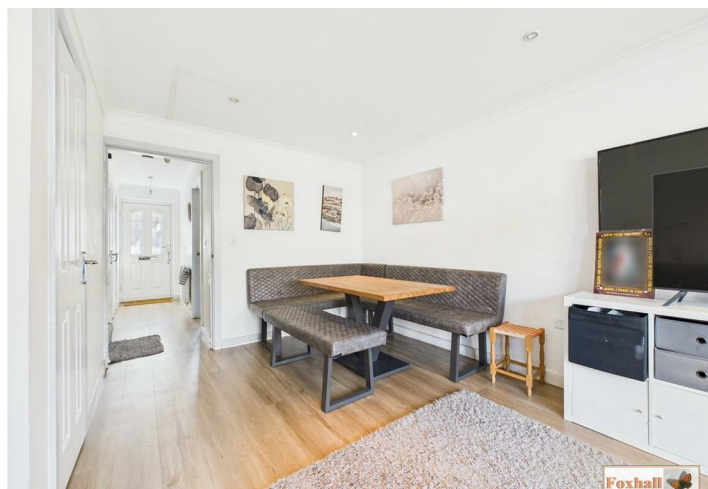
## Rear Garden

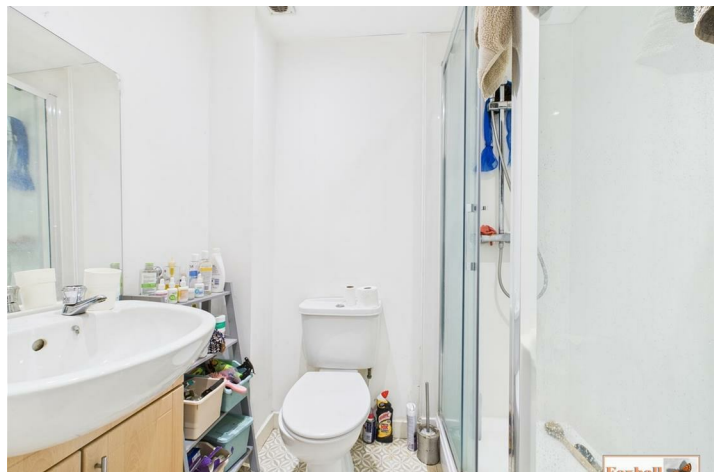
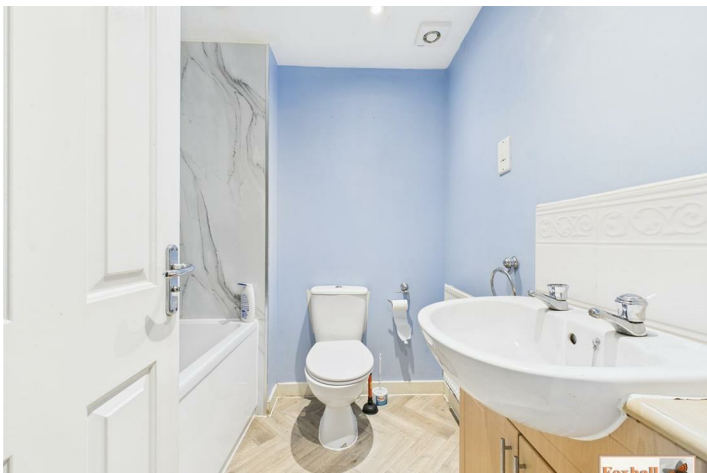
Mostly artificial grass with a decking area, fully enclosed via panel fencing with a side gate leading to the parking and garage with an outside tap.

## Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



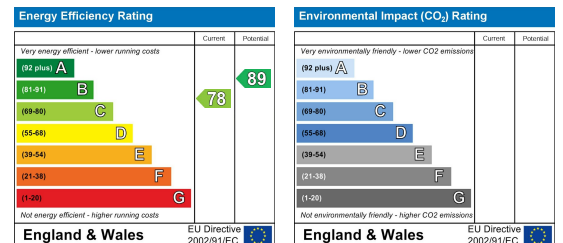
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.