

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



Conway Close

Stoke Park, Ipswich, IP2 8PS

Guide price £300,000



3



1



2



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Front Garden

Lawn frontage with path to the front door, to the side of the property there is a parking space belonging to the property and to the side of the property is further parking for visitors on a first come first served basis. All of the land on the right hand side of the house to the hedge line belongs to the property so if further access to the rear of the garden or more parking is required this could be achieved.

Hallway

Vinyl flooring, stairs up to the first floor with space under the stairs for storage, radiator, cupboard for the fuse box, door to the lounge.

Lounge

12'10" x 12'5" (3.91m x 3.78m)

Double glazed window to the front, carpet flooring and radiator, there is also a wood-burner, aerial point and phone point.

Kitchen / Breakfast Room

19'5" x 9'4" (5.92m x 2.84m)

Comprises wall and base units with cupboards and drawers under and solid wood worksurfaces over, ceramic sink bowl drainer unit with mixer tap over, double glazed window to the rear, double glazed French doors to the rear, spotlights, integrated Bosch oven, integrated Bosch gas hob with extractor fan over, space and plumbing for a washing machine, integrated NEF dishwasher, splashback tiling, integrated fridge / freezer, plenty of cupboard space as well as corner units, door to cloakroom further cupboards for storage, laminate flooring with radiator.

Downstairs Cloakroom

Low flush W.C, wash hand basin, obscure double glaze

window to the side, pedestrian door to the side. (Please note that the downstairs cloakroom is 90% finished and needs some plumbing to be finished off and a door to be added for it to be functional.)

Landing

Doors to bedroom one, two, three and bathroom. Carpet flooring, airing cupboard and loft access with double glazed window to the side.

Bedroom One

12'5" x 10'8" (3.78m x 3.25m)

Double glazed window to the front, carpet flooring, double built in cupboard and radiator.

Bedroom Two

13'2" x 9'4" (4.01m x 2.84m)

Double glazed window to the rear, carpet flooring, built in cupboard and radiator

Bedroom Three

6'6" x 9'6" (1.98m x 2.90m)

Double glazed window to the front, carpet flooring, over the stairs cupboard, radiator with aerial point.

Bathroom

6'4" x 5'6" (1.93m x 1.68m)

Low flush W.C. pedestal wash hand basin, panelled pea shaped bath with mixer tap and shower over with hand held and rainfall shower heads, extractor fan, tiled splashback, tiled floor, obscure double glazed window to the rear with heated towel rail.

Rear Garden

40'8" x 41'7" approx (12.4 x 12.7 approx)

Fully enclosed rear garden mainly laid to lawn with mature trees and planting, hard standing pathway to patio, metal shed 8' x 12' to stay, outside tap, two brick built buildings for further storage.

Agents Notes

Tenure - Freehold

Council Tax Band - B

Conway Close

The properties are arranged in a horseshoe shape around a central grassed area. This property is at the end where there are extra car parking spaces so it is unusual for the neighbourhood as you can drive straight onto your drive.







Road Map



Hybrid Map



Terrain Map



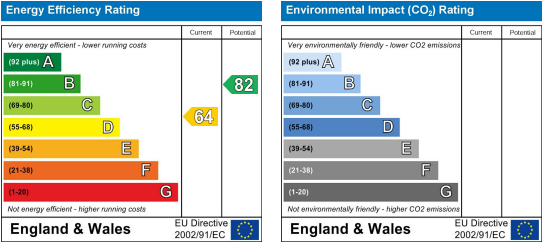
Floor Plan



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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