

Foxhall



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Melplash Road

East Ipswich, Ipswich, IP3 8QJ

Asking price £380,000



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Front Garden

Open plan front garden laid to lawn with flower border, individual driveway to the side providing off road parking leading to the integral garage with up and over door. There is also a gated side access leading into the side passage and rear garden.

Entrance Porch

Obscure double glazed sliding door into entrance porch, tiled floor with a obscure glazed door to entrance hall.

Entrance Hallway

13'10" x 6'3" (4.22m x 1.91m)

Parquet flooring, stairs off, with cupboards under, radiator coved ceiling and door to lounge.

Lounge / Dining Area

24'1" x 12'0" reducing by 9'6" approx (7.34m x 3.66m reducing by 2.90m approx)

Lounge - Attractive fireplace with marble surround backing and hearth, with fitted gas fire (not tested), radiator, double glazed window to the front, coved ceiling and through to dining room.

Dining Room - Radiator, coved ceiling, double glazed patio doors with door to Kitchen breakfast room.

Kitchen Breakfast Room

17'5" x 12'2" reducing to 9'3" min (5.31m x 3.71m reducing to 2.82m min)

Comprising single drainer stainless steel sink unit with mixer tap with cupboards under, excellent range of roll top work surfaces with cupboards and drawers under and wall fitted cupboards over, integrated oven with gas hob over and extractor fan above with wall mounted cupboards either side, upright fridge freezer, breakfast

bar with further area of worksurfaces with cupboards under and wall mounted cupboards over, integrated SMEG oven/microwave, radiator, two double glazed windows to the rear, and a obscure double glazed door to the outside.

Landing

Built in airing cupboard housing the water tank, coved ceiling, doors to bedroom one, bedroom two, bedroom three, bedroom four and the family bathroom.

Bedroom One

18'8" x 7'7" max (5.69m x 2.31m max)

Double glazed window to the front, radiator, fitted wardrobes with top cupboards and dresser, coved ceiling and door to en-suite shower room.

En-Suite

7'5" x 5'2" (2.26m x 1.57m)

Shower cubicle. pedestal wash hand basin, low level W.C, coved ceiling, obscure double glazed window to the rear.

Bedroom Two

11'9" x 10'6" (3.58m x 3.20m)

Double glazed window to the front, radiator, coved ceiling and a built in wardrobe.

Bedroom Three

9'9" x 9'8" (2.97m x 2.95m)

Double glazed window to the rear, radiator, built in wardrobe and coved ceiling

Bedroom Four

8'4" x 7'10" max (2.54m x 2.39m max)

Double glazed window to the front, radiator, fitted wardrobes with louvre doors and top cupboards with coved ceiling.

Bathroom

8'6" x 5'5" (2.59m x 1.65m)

Obscure double glazed window to the rear, panel bath with mixer tap, shower over bath with screen, pedestal wash hand basin with a mixer tap, low level W.C, radiator and access to the loft.

Rear Garden

A good sized easterly facing, enclosed by timber fencing, mainly laid to lawn, with paved patio area immediately behind the property, mature flower and shrub borders. There is a vegetable area to the rear with a blossom tree, greenhouse and garden shed.

Garage

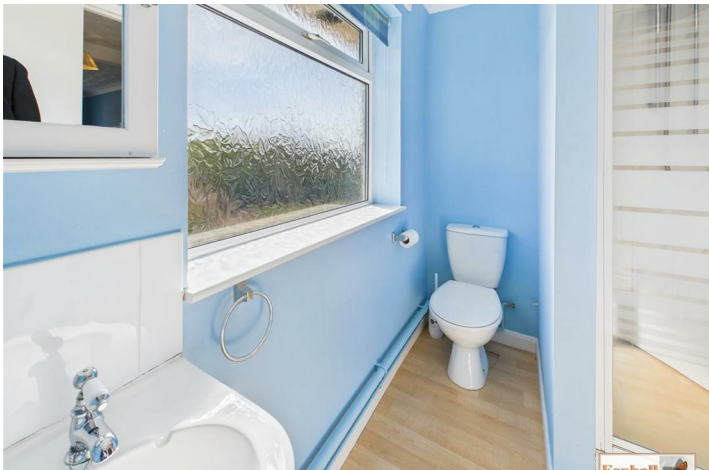
Manual up and over door with power and light, fuse box and wall mounted Baxi 800 boiler, window to the side and personal door to the side.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



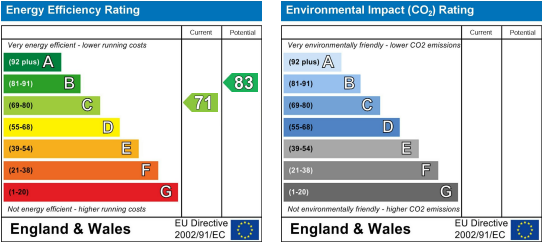
Floor Plan



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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