

# Foxhall



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## Durrant View

Kesgrave, Ipswich, IP5 2TZ

Asking price £350,000



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## Entrance Hall

Obscure double glazed door into entrance hall, radiator, door to cupboard housing Worcester boiler, access to loft (vendor advised via a ladder and has a light), further built in cupboard, doors to kitchen, lounge/diner, bedroom one, bedroom two bedroom three (office) and shower room.

## Kitchen

Comprising single drainer stainless steel sink unit with a mixer tap, cupboard and appliance space under, roll top work surfaces over with drawers and cupboards under and wall mounted cupboards over, oven with hob and extractor fan over, double glazed to front, radiator.

## Bedroom One

11'10" x 8'9" (3.61m x 2.67m)

Double glazed window to front, radiator, laminated flooring, built in wardrobe with sliding doors with shelving and hanging space and door to en-suite.

## En-Suite Cloakroom

Low level W.C, pedestal wash hand basin (originally the shower room was a larger room, incorporating a separate shower cubicle where the wardrobe in the bedroom is now) radiator, extractor fan and a double glazed obscure window to side.

## Bedroom Two

10'7" x 5'8" (3.23m x 1.73m)

Double glazed window to rear and radiator.

## Bedroom Three (used as office)

9'0" x 6'11" (2.74m x 2.11m)

Radiator with double glazed door to outside.

## Shower Room

6'22 x 5'9" (1.83m x 1.75m)

Modern shower suite comprising shower, low level W.C, pedestal wash hand basin, obscure double glazed window to side, heated towel rail, radiator, tiled flooring, downlighters and extractor fan

## Lounge/Diner

18'3" x 10'6" (5.56m x 3.20m)

Two radiators, laminated flooring, fire surround and fire with double glazed patio doors leading into the conservatory.

## Conservatory

10'42 x 7'0" (3.05m x 2.13m)

Skirting, radiator, power points, two lights, double glazed French doors to outside.

## Front Garden

Easily maintained style front garden with an area of block paving and a driveway to the side leading to the garage.

## Garage

Up and over manual door with power and light, pitched roof providing storage area and personal door into the rear garden.

## Rear Garden

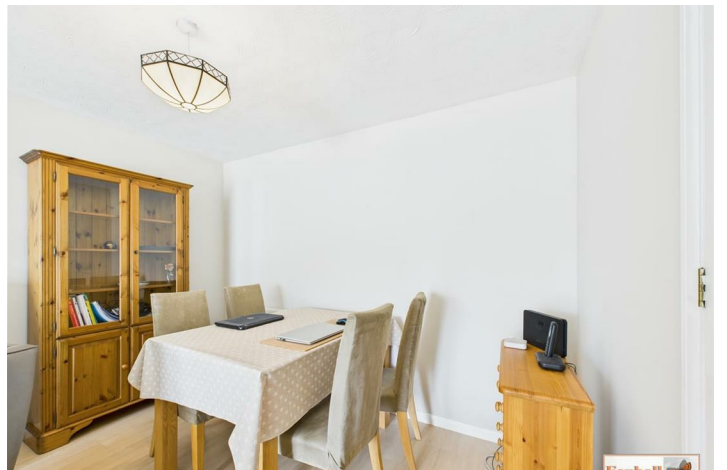
Easterly facing rear garden which is of a good size, mainly laid to lawn with patio, gated side access, pathway with well stocked flower and shrub borders.

## Agents Notes

Tenure - Freehold

Council Tax Band - D















Road Map



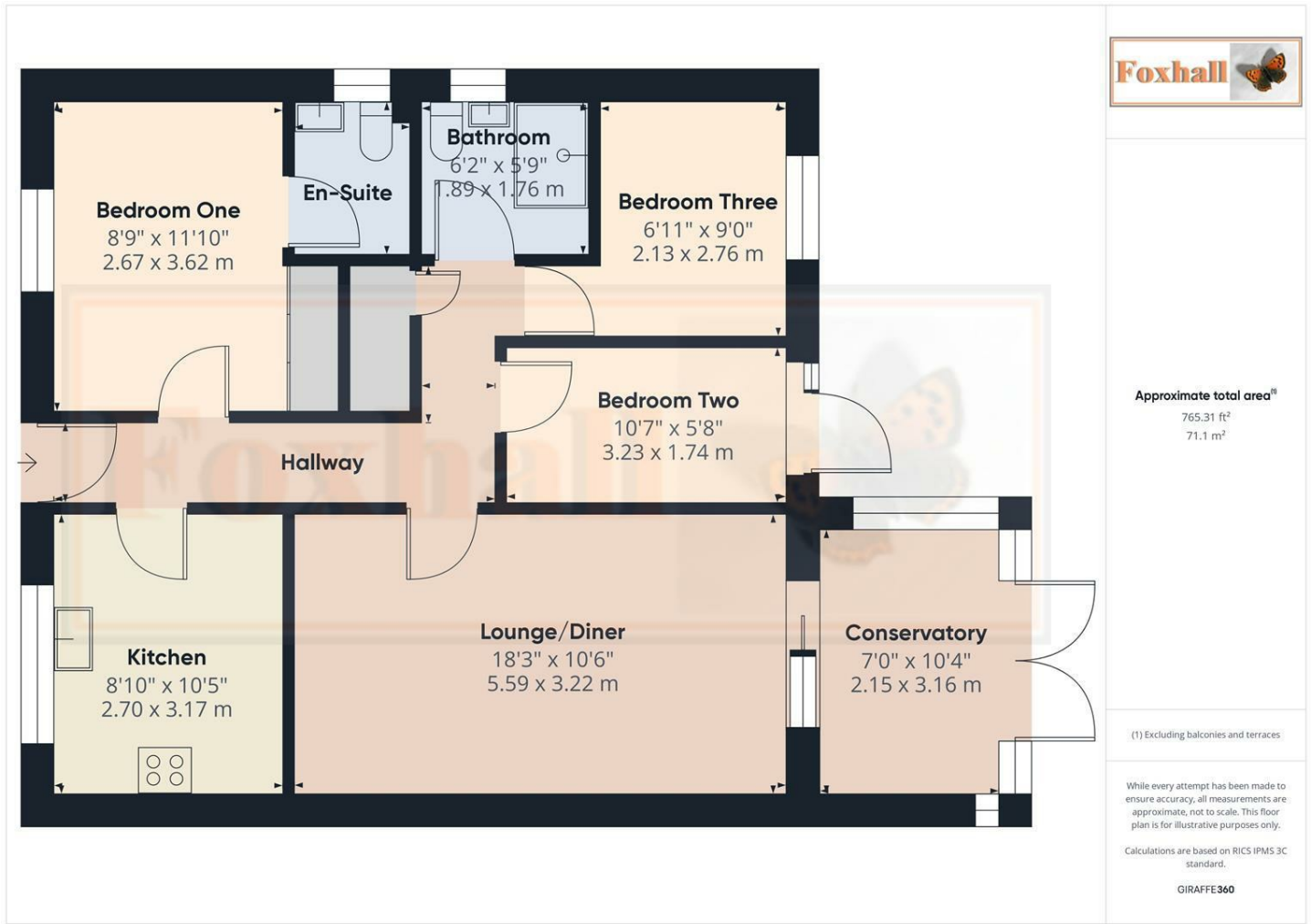
Hybrid Map



Terrain Map



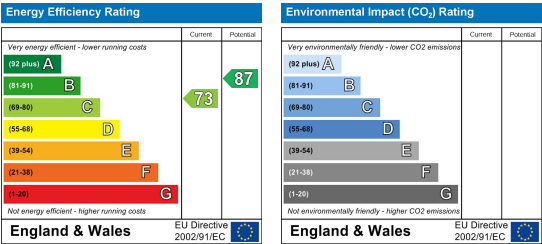
Floor Plan



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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