

# Foxhall



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## Hatfield Road

East Ipswich, Ipswich, IP3 9AF

Offers in excess of £210,000



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## Front Garden

Partly enclosed by a low height brick wall with a tiled pathway to the front door.

## Entrance Porch

Entry via a single glazed door facing the front with a window above and access to the entrance hall.

## Entrance Hall

Entry via a single glazed obscure door to the the front with a window above, access to the stairs, wall lights, understairs cupboard and under stairs storage area, access to the mid lobby and a door to the lounge/diner.

## Lounge Area

10'11" x 11'6" (3.34 x 3.53m)

Double glazed five bay window to the front, coving, gas fire with a wooden mantle and the opening to the dining area.

## Dining Area

9'10" x 11'10" (3.00 x 3.62m)

Double glazed window facing the rear, coving and a serving hatch.

## Mid Lobby

Single glazed glazed door to the side to the rear garden, storage cupboard with built in shelving and a sliding door to the kitchen.

## Kitchen

9'2" x 8'5" (2.81 x 2.57m )

Double glazed window facing the side, ceiling rose, base fitted units with cupboards and drawers, single sink bowl and drainer unit with a mixer tap, space for a single oven, plumbing for a washing machine, space for a fridge, breakfast bar area seating four, over head

cupboard space, extractor fan, space for a fridge freezer, tiled splash back and a door to the rear lobby.

## Rear Lobby

Doors to the utility cupboard and the cloakroom W.C.,

## Cloakroom W.C

Single glazed window to the side, low flush W.C., wall mounted wash hand basin and half tiled walls.

## Utility Space

Single glazed window facing the rear.

## Landing

Access to the loft, doors to bedroom one, two and three, door to the bathroom, a door accessing the plumbing arrangement and a storage cupboard.

## Bedroom One

13'0" x 11'0" (3.97 x 3.36m)

Double glazed three bay window to the front and a separate double glazed window facing the front, fitted wardrobes with a dressing table feature and coving.

## Bedroom Two

11'10" x 8'6" (3.63 x 2.61m)

Double glazed window to the rear, built in sliding wardrobes with a dressing table centre piece.

## Bedroom Three

8'5" x 7'10" (2.57 x 2.40m)

Double glazed window to the rear.

## Bathroom

Single glazed window to the side, panel bath with hot and cold taps with an electric shower over, vanity wash hand basin with hot and cold taps, wall mounted heater with half tiled walls.

### Rear Garden

Enclosed Large westerly facing rear garden mostly laid to lawn with flower bed borders, with a mixture of shrubs and tree, greenhouse, two sheds, rear gate and an outside tap.

### Agents Notes

Property Tenure - Freehold

Council Tax Band - B









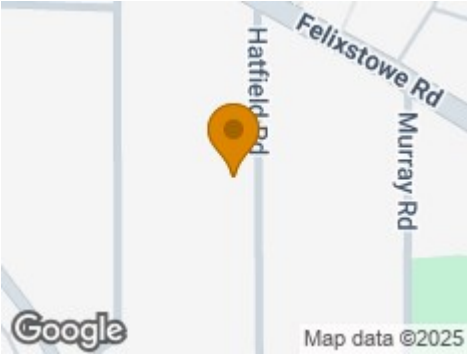








Road Map



Hybrid Map



Terrain Map



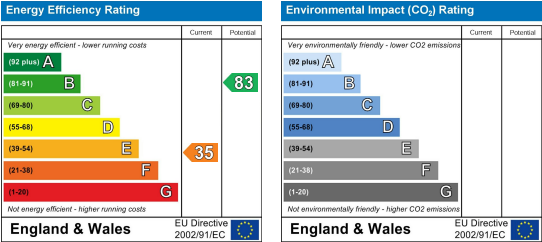
Floor Plan



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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