

Foxhall



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Ramsgate Drive

South East, Ipswich, IP3 9DD

Guide price £310,000



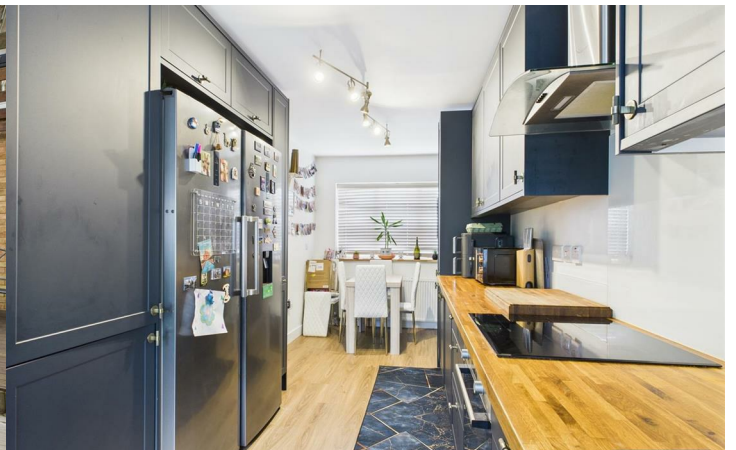
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1



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Front Garden

Block paved driveway suitable for two vehicles comfortably leading to the front door

Entrance Hallway

UPVC door with double glaze window to the side with fitted blinds, laminate wood flooring, stairs to first floor and wooden glazed door into lounge. There is an initial recess for coats, boots and shoes and there is also a recessed shelf unit.

Lounge

20'9 x 9'11 (6.32m x 3.02m)

Large lounge with coving, carpet flooring, two radiators, double glazed window to the front with fitted blinds, double glazed patio doors to the rear, aerial point, wall lights, a feature fireplace with log burner with tiled hearth, wooden glazed door to kitchen and a wooden glazed door to entrance hallway.

Kitchen/Diner

24'3 x 7'11 (7.39m x 2.41m)

Comprising of wall and base units with cupboards and drawers under and solid wood worksurfaces over, space and plumbing for washing machine, spaced for a dryer, radiator, inbuilt ceramic sink bowl drainer unit with a mixer tap over, double glazed window to the rear, raised splashback, Bosch induction hob, Bosch oven, glass splashback and stainless steel extractor fan over, space either a large american fridge freezer or two separate full height fridge / freezers, plenty of larder cupboards, integrated Bosch dishwasher, two radiators, cupboard with fuse board internalised access to the gas meter via one of the cupboards maximising the cupboard space, double glazed door to the side and storage under the stairs and laminate flooring.

Landing

Doors to bedrooms one, two, three and the bathroom., large walk in airing cupboard with a Baxi boiler and plenty of storage.

Bedroom One

12'8 x 10' (3.86m x 3.05m)

Double glazed window to the front with fitted blinds, radiator, carpet flooring, built in double wardrobe.

Bedroom Two

13'6 x 7'11 (4.11m x 2.41m)

Double glazed window to the front with fitted blinds, radiator, carpet flooring and access to the loft.

Bedroom Three

10'2 x 7'10 (3.10m x 2.39m)

Double glazed window to the rear, carpet flooring and a radiator.

Bathroom

7'11 x 6'9 (2.41m x 2.06m)

Large bathroom with oval bath with a shower over and a mixer tap, vanity wash hand basin, low flush W.C, fully tiled walls, tiled flooring, heated towel rail and obscure double glazed window to the rear.

Rear Garden

27'0" x 26'6" (8.248 x 8.086)

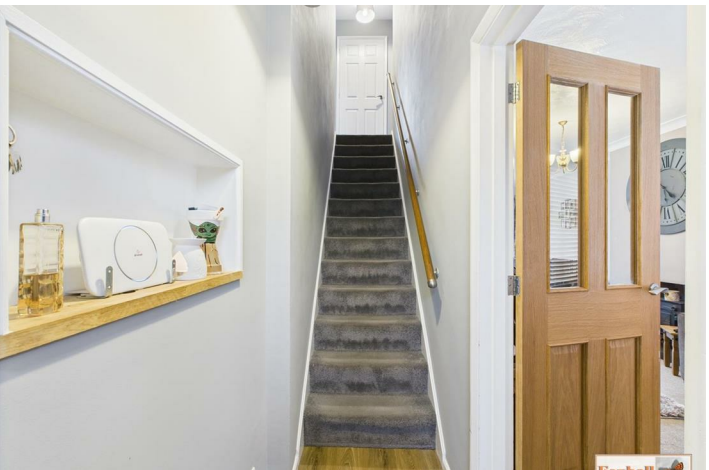
Decking area for alfresco dining with a wooden pergular over (to stay), lawn area, not overlooked from the rear, large shed 12'4" x 7'10" (to stay), outside electric sockets, access round the side for bin storage and also for access to the front with a pedestrian gate with raised border with plants and bulbs.

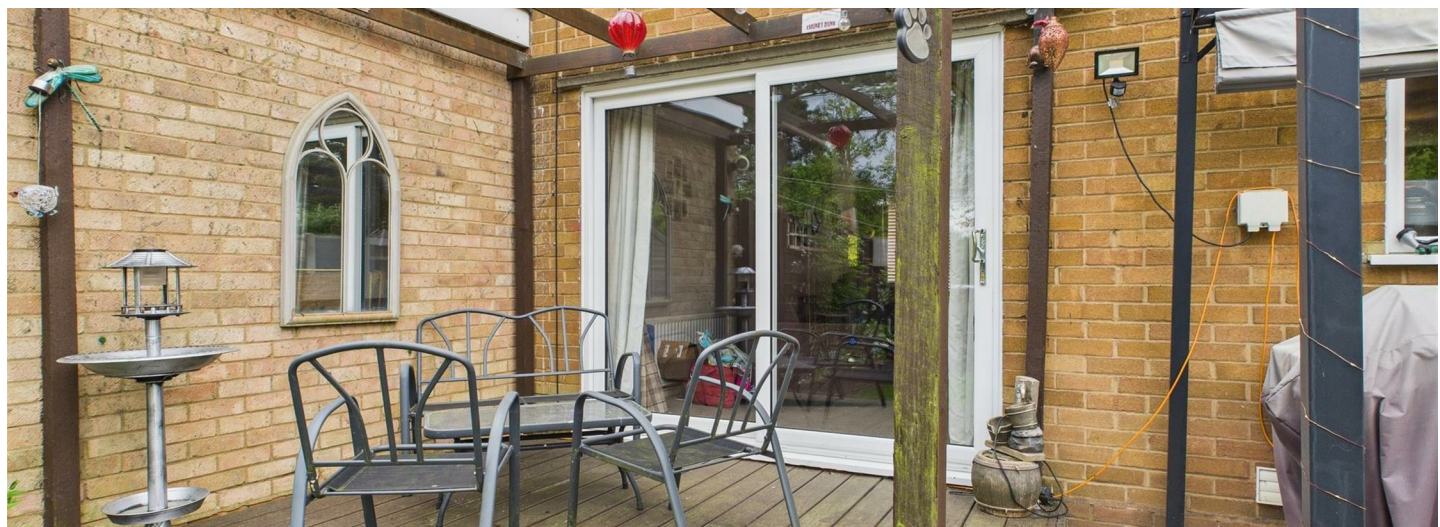
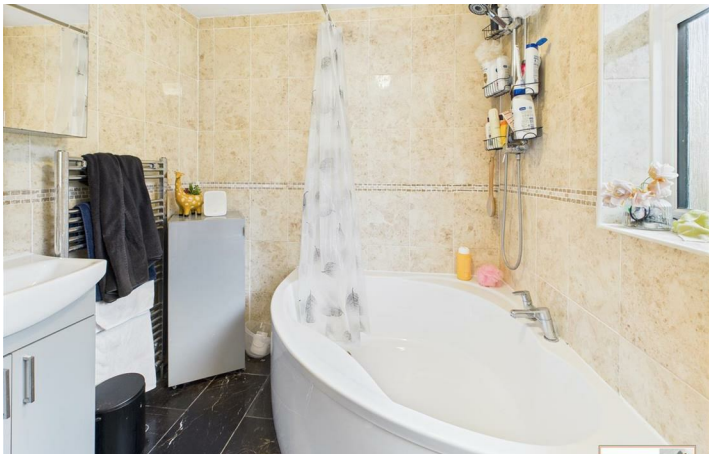
Agents Notes

Tennure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



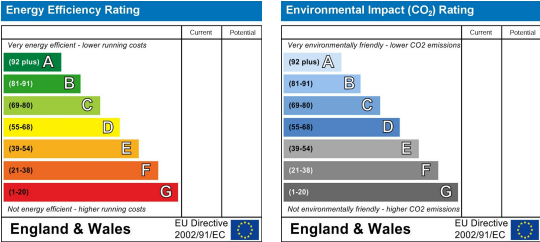
Floor Plan



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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