

Foxhall



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Sheldrake Drive

South / West, Ipswich, IP2 9JX

Guide price £290,000



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Front Garden

Off road parking for multiple vehicles via hardstanding and shingle. There is a path to the front door and gated side access with a selection of mature shrubs.

Entrance Hallway

8'7" x 4'8" (2.62 x 1.44)

Upvc front door into the entrance hallway, radiator, carpet, rear aspect door into the lounge/diner.

Lounge/Diner

21'9" x 11'7" (6.63 x 3.55)

Front and rear aspect double glazed windows, two radiators, large under stairs storage cupboard, side aspect door to the stairs, side aspect door to the kitchen/diner.

Kitchen Area

10'9" x 7'6" (3.30 x 2.29)

The kitchen comprises of base and eye level units, roll edge work tops, integrated electric oven, integrated gas hob, integrated stainless steel sink and drainer, space for fridge/freezer, space for washing machine and a pantry cupboard.

Dining Area

9'3" x 8'6" (2.82 x 2.61)

The dining area comprises rear aspect double glazed window, side aspect double glazed sliding patio doors, radiator, laminate flooring.

Landing

Doors to all four bedrooms and the bathroom, loft access, carpeted flooring.

Bedroom One

12'2" x 11'8" (3.71 x 3.56)

Front aspect double glazed window, radiator, carpeted flooring.

Bedroom Two

11'4" x 10'0" (3.47 x 3.06)

Rear aspect double glazed window, radiator, laminate flooring.

Bedroom Three

9'4" x 8'7" (2.87 x 2.64)

Rear aspect double glazed window, radiator, airing cupboard housing the boiler, carpeted flooring.

Bedroom Four

8'2" x 8'1" (2.51 x 2.48)

Front aspect double glazed window, radiator, carpeted flooring.

Bathroom

Panel bath with stainless steel mixer tap and shower attachment, low level w.c., pedestal wash basin. Side aspect frosted window, tiled walls, laminate flooring.

Garden

Enclosed to panel fencing the rear garden is mainly laid to lawn with a patio area and raised brick borders. There is a wooden storage shed and gated side access round to the front of the property.

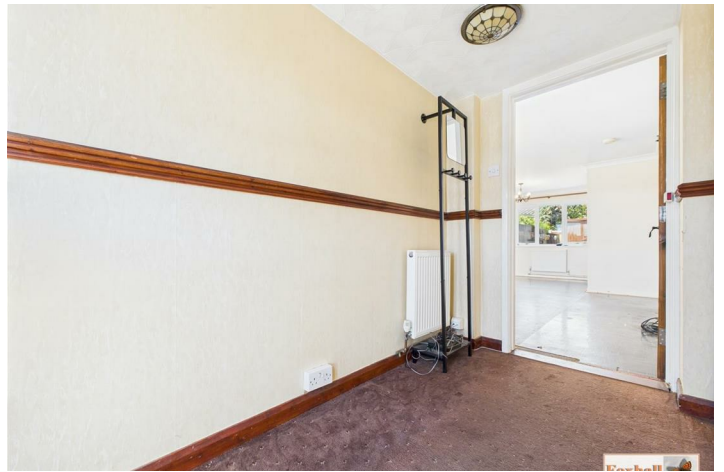
Parking & Garage

There is a driveway to the front of the property allowing for off road parking for multiple vehicles, there is an integrated garage with up and over door. Sheldrake drive itself along with the surrounding roads offer unrestricted street parking.

Agents Note

Tenure - Freehold
Council Tax Band - C



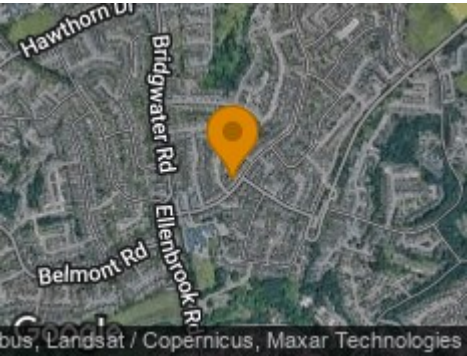




Road Map



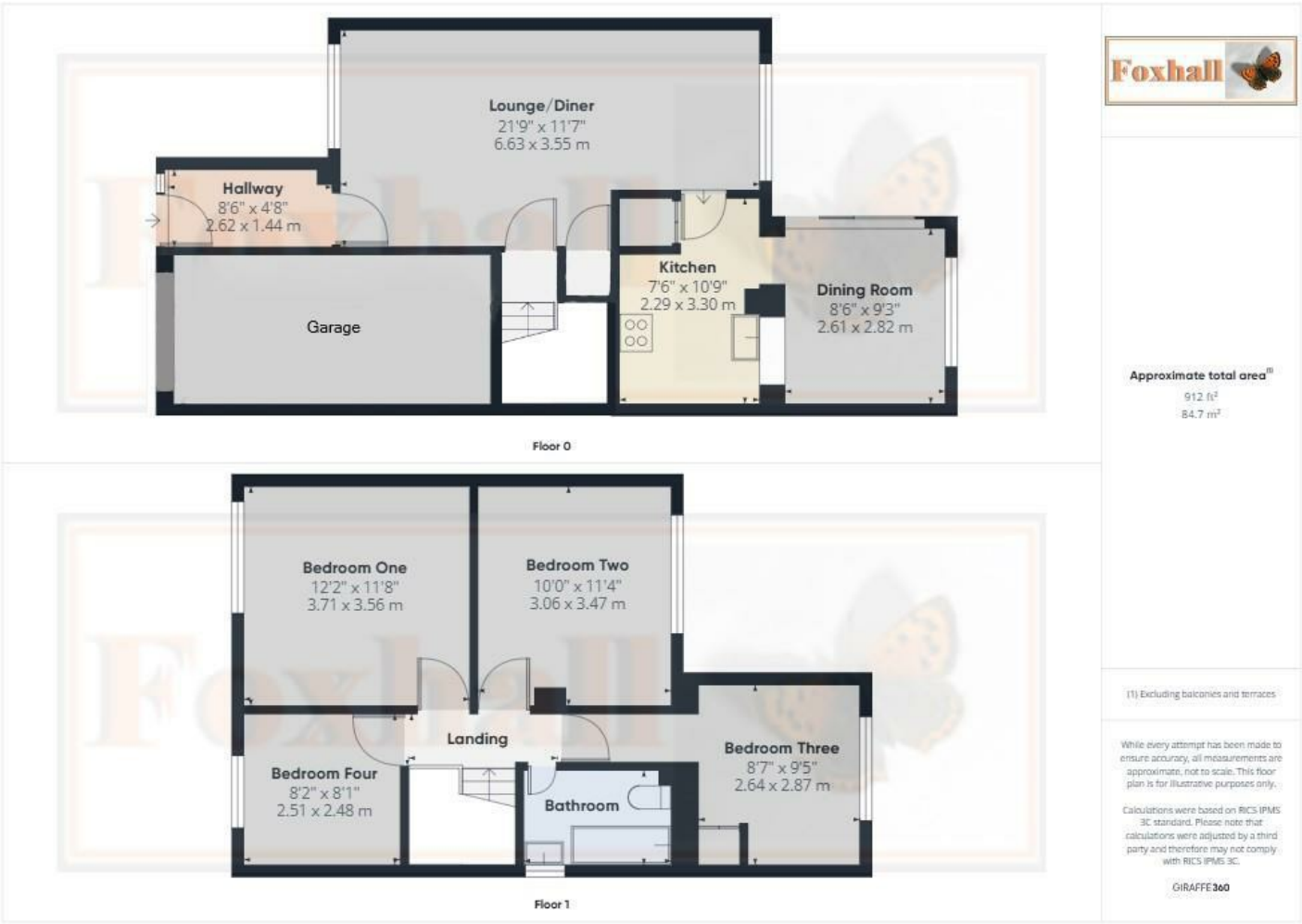
Hybrid Map



Terrain Map



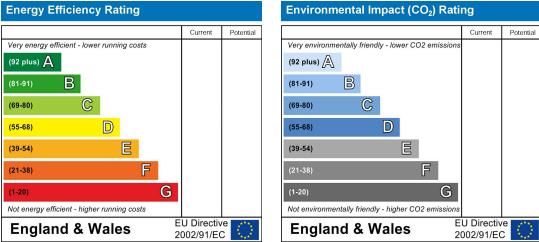
Floor Plan



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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