

Foxhall



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Sheldrake Drive

South / West, Ipswich, IP2 9JX

Offers in the region of £280,000



4



1



2



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Sheldrake Drive

**NO ONWARD CHAIN - DOUBLE STOREY
EXTENSION - FOUR GOOD SIZED BEDROOMS -
DRIVEWAY & GARAGE - LOUNGE/DINER &
KITCHEN/DINER**

Foxhall Estate Agents are delighted to offer this heavily extended four bedroom semi detached house in a popular South / West Ipswich location. Located within walking distance to Ipswich town centre, mainline train station, local bus routes and plenty of local amenities including supermarkets.

The house itself comprises of an entrance hallway, dual aspect lounge/diner and kitchen/diner downstairs. Upstairs there is a landing, four good sized bedrooms and a family bathroom. To the front there is a driveway providing off road parking for multiple vehicles and an integrated garage. To the rear there is a private garden with patio and lawned areas.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre houses the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

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



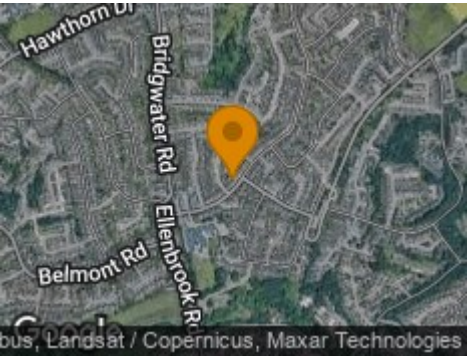




Road Map



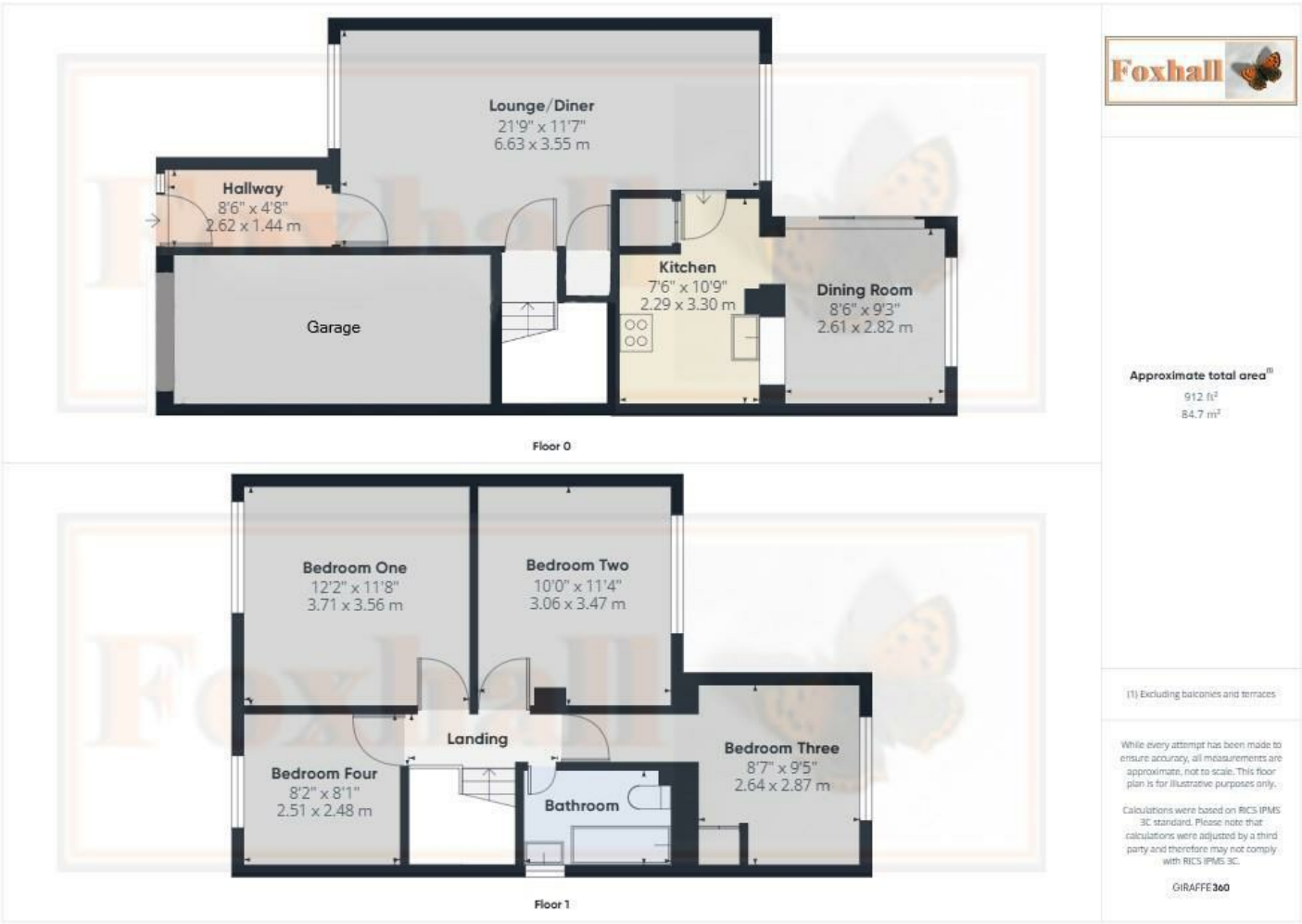
Hybrid Map



Terrain Map



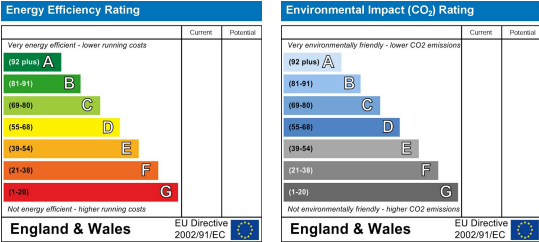
Floor Plan



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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