

Foxhall



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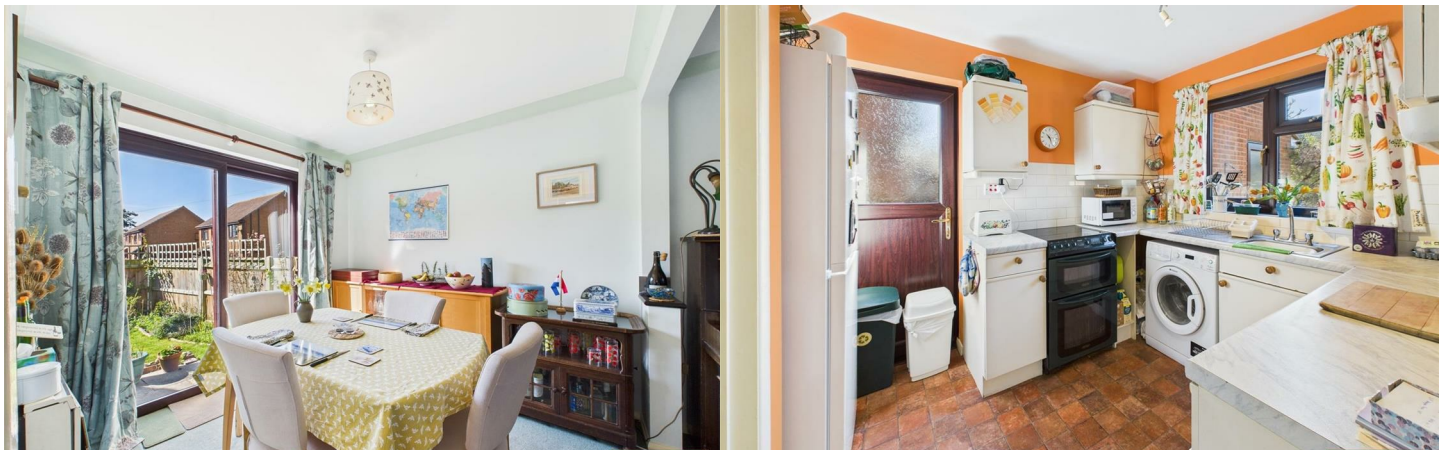
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Lloyd Road

Shotley Gate, Ipswich, IP9 1RS

Guide price £265,000



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Front Garden

Low maintenance front garden with lawned area and mature shrubs and bushes and planting, path leading to the front door with shingle driveway to the side accommodating 2-3 vehicles, this leads to the kitchen pedestrian door and also to the garage.

Lounge / Dining Room

23'4 max x 11' max (7.11m max x 3.35m max)

Lounge - Double glazed window to the front, aerial and phone points, carpet flooring, coving, storage heater and an archway through to the dining room.

Dining Room - Double glazed patio doors out into the rear garden, storage heater, coving, carpet flooring and a door to the kitchen.

Kitchen

8'7 x 8'1 (2.62m x 2.46m)

Comprises wall and base units with cupboards and drawers, worksurfaces over, stainless steel sink bowl draining unit with mixer tap, double glazed window to the rear, splashback tiling, space and plumbing for a washing machine, space for a free standing electric oven and full height fridge / freezer. Pedestrian door out into the driveway, vinyl flooring, plinth undercounter electric heater.

Downstairs Cloakroom

5'7 x 2'8 (1.70m x 0.81m)

Newly fitted in 2024 with low flush W.C, obscured glazed window to the side, vanity wash basin, radiator with bespoke cover, heated towel rail, spotlight, splashback tiling, coving and tiled floor.

Landing

Doors to bedrooms one, two, three and door to family

bathroom, double glazed window to the side, electric storage heater, door to the airing cupboard with water tank and shelving, loft has a ladder, part boarded with a light.

Bedroom One

11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to the front, electric heater, coving and carpet flooring.

Bedroom Two

11'2 x 10'8 (3.40m x 3.25m)

Double glazed window to the rear, electric heater, coving and carpet flooring.

Bedroom Three

9'4 x 7'3 (2.84m x 2.21m)

Double glazed window to the front, electric heater, coving, over stairs cupboard and carpet flooring.

Family Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Low level W.C., vanity wash basin, panelled bath with shower over, shower has both rainfall and hand-held options. Splashback tiling, obscured double glazed window to the rear, wall mounted heater (not tested) Carpet flooring and coving.

Garage

17'2 x 8'8 (5.23m x 2.64m)

Manual up and over door with power and lighting, rafter storage and pedestrian door into the rear garden.

Rear Garden

25'8" x 29'7" (7.827 x 9.034)

Fully enclosed rear garden with patio area and lawned area, borders packed with shrubs and bulbs and planting. Outside tap and pedestrian door through to the garage.

Shotley Peninsula

Situated on the award winning peninsula with villages of Chelmondiston, Woolverstone, Pin Mill, Holbrook and Harkstead only a few minutes drive away and easy access to Ipswich and A14/A12 just 20 mins drive by car or bus. Offering a multitude of award winning public houses & restaurants, twin doctors surgeries in Shotley & Holbrook, several marinas & clubhouses, an active theatre company, football team, bowls club, walking club & several takeaways.

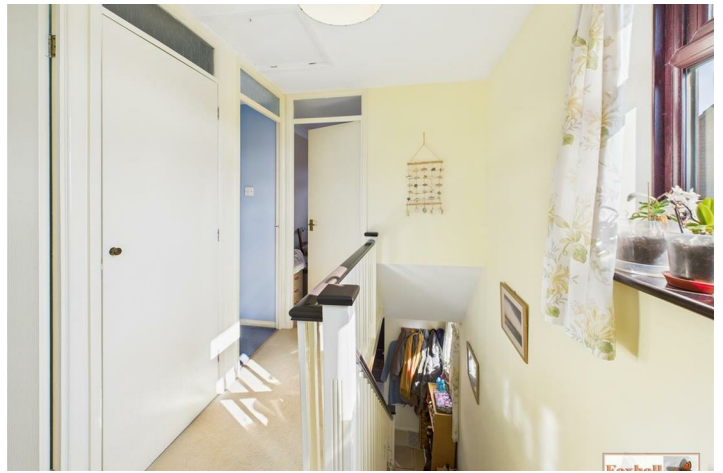
Agents Notes

Tenure - Freehold

Council Tax Band - C

White goods may be up for discussion - Hotpoint Washing Machine, Hotpoint Electric Oven, Hotpoint Fridge / Freezer.







Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Foxhall

Approximate total area⁸
949.05 ft²
88.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

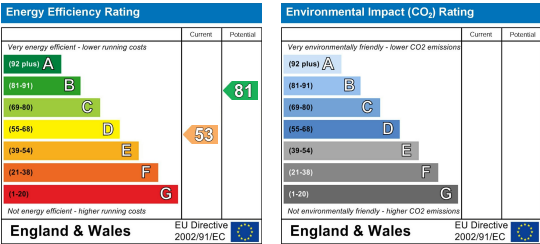
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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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