

# Foxhall



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## Humber Doucy Lane

North East, Ipswich, IP4 3NR

Asking price £435,000





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## Front Garden

67ft (20.42mft)

As previously mentioned the property is well recessed from the road, being approx 67ft from the road to the property with block paved driveway, providing a good area of off road parking and neat lawn areas either side with flower and shrub borders, fencing and hedging to the boundary. There is a block paved side access leading round to the rear with a wrought iron style gate and outside tap.

## Hallway

Double glazed door into entrance hall with two double glazed windows to the front, radiator, coving, stairs to first floor and doors to cloakroom, kitchen and lounge.

## Cloakroom

Low level W.C, radiator, wash hand basin with a mixer tap, heated towel rail and obscure double glazed window to side.

## Lounge

25'11" (into the bay) x 11'3" max (7.92m (into the bay) x 3.45m max)

Double glazed bay window to front, radiator, fireplace with marble style backing and hearth and coal effect electric fire, coved ceiling, two arched recess, two double glazed windows to the side and door to sitting room/office.

## Sitting Room/Office

22'8" x 7'2" min (6.91m x 2.18m min)

(Previously used as a bedroom) This room offers much potential has a radiator, coved ceiling, double glazed window to the side, double glazed door to outside with double glazed window to rear.

## Kitchen

9'10" x 6'11" (3.00m x 2.11m)

Comprising a single drainer sink unit with mixer tap, cupboard and appliance space under, further roll top worksurfaces with cupboards, drawers and appliance space under with wall mounted cupboards over, two double glazed windows to the side and through to utility area.

## Utility Area

10'2" x 5'3" (3.10m x 1.60m)

Work surface with appliance space under, wall mounted cupboards over, wall mounted boiler and double glazed door heading to outside and door to dining room.

## Dining Room

17'2" x 10'2" (5.23m x 3.10m)

Oak style laminate flooring, radiator, double glazed window to the side, with double glazed French doors to the outside.

## Landing

Double glazed window to the side, coved ceiling, access to the loft and doors to bedroom one, bedroom two, bedroom three and bathroom.

## Bedroom One

11'7" + bay x 8'7" min to wardrobe (3.53m + bay x 2.62m min to wardrobe)

Double glazed bay window to front, fitted wardrobe with mirrored sliding doors, radiator and coved ceiling

## Bedroom Two

13'0" x 10'3" (3.96m x 3.12m)

Double glazed window to rear, radiator and coved ceiling.

### **Bedroom Three**

7'10" x 6'11" (2.39m x 2.11m)

Double glazed window to rear, radiator, built in wardrobe and coved ceiling.

### **Bathroom**

6'9" x 5'9" (2.06m x 1.75m)

P shaped panel bath with independent shower over and screen, pedestal wash hand basin, low level W.C. double glazed obscure window to front, shaver point, extractor fan, radiator, tiled walls.

### **Rear Garden**

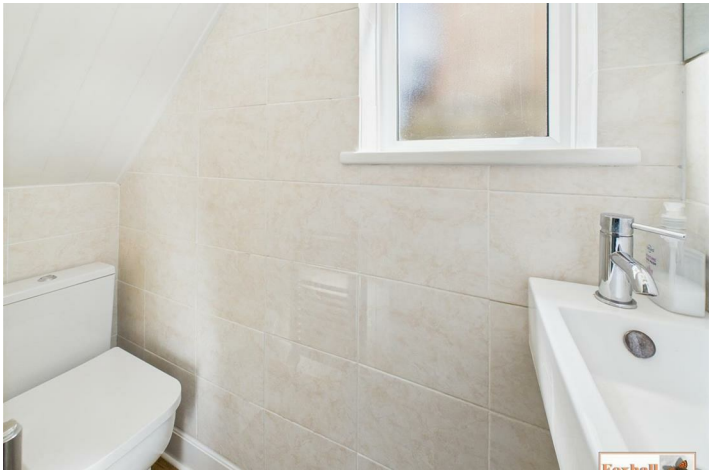
125 (38.10m)

Immediately behind the property is a block paved patio area, the rear garden itself is approx 125ft deep and backing on to St Albans school. The garden is mainly laid to lawn with flower and shrub borders, hedging, with mature trees and vegetable area to the rear of the property.

### **Agents Notes**

Tenure - Freehold

Council Tax Band - D













Road Map



Hybrid Map



Terrain Map



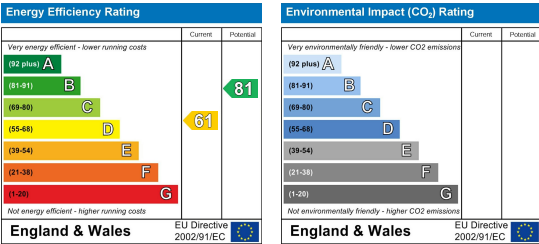
Floor Plan



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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