

# Foxhall



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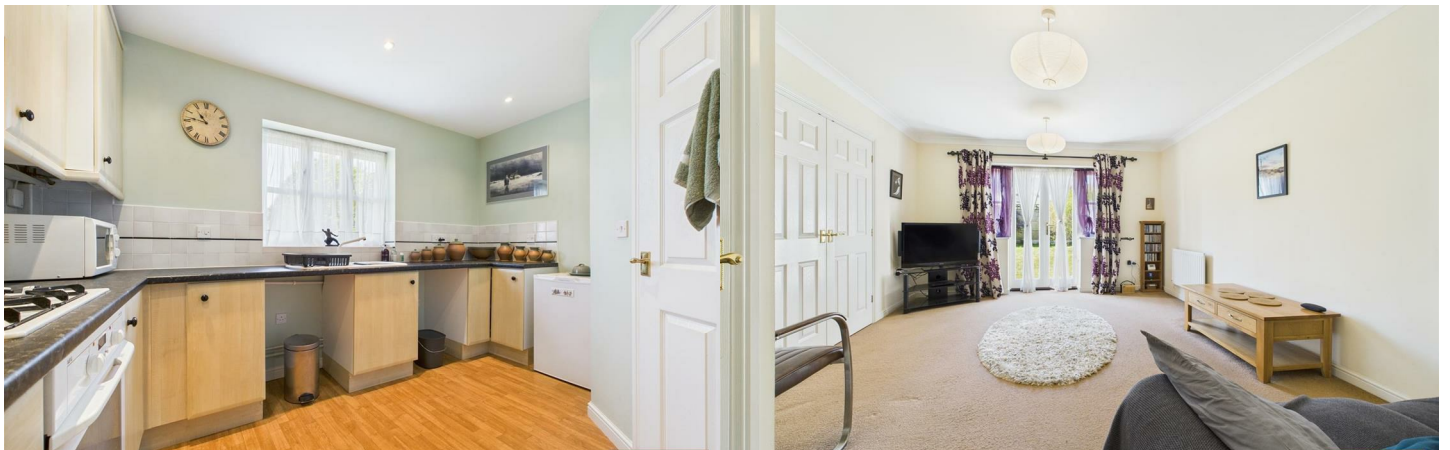
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## Lysander Drive

Ravenswood, Ipswich, IP3 9TL

Price £250,000



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## Front Garden

Off road parking for two cars comfortably, via a block paved driveway giving you access to a detached garage and a carport, there is also a lawn area to the front and a side gate to the rear garden.

## Entrance Hallway

Entry via a door facing the side, with double glazed window facing the side, access to the stairs, radiator, door to kitchen, cloakroom /W.C, and lounge.

## Kitchen

12'8" x 9'3" (3.86m x 2.82m)

Double glazed window facing front, spotlights, wall and base fitted units with cupboards and drawers. Wall mounted Ideal Logik combi boiler which was fitted in November 2019 and has been regularly serviced since. Built in oven (please be aware currently not working) gas hob with cooker hood. 1 1/2 sink bowl and drainer unit with a mixer tap above. Plumbing for washing machine, space for a fridge freezer, tiled splashback, lino flooring. (Please note that the vendor says the gas hob has not been used for a while, also the mixer tap isn't fully functioning may need replacing.)

## Cloakroom W.C

Extractor fan, radiator, wall mounted wash hand basin with hot and cold taps, low flush W.C.

## Lounge

15'6" x 12'7" (4.72m x 3.84m)

Double glazed double French style doors facing the rear garden, windows to either side, coving. under stairs storage cupboard, two radiators and double internal doors to the dining room.

## Dining Room

12'3" x 7'7" (3.73m x 2.31m)

Double glazed window facing front and rear, coving and radiator.

## Landing

Access to loft, which is fully insulated (no ladder, no lights and not boarded), over stairs storage cupboard, radiator and doors to bedroom one, bedroom two, bedroom three and family bathroom.

## Bedroom One

12'8" x 9'5" (3.86m x 2.87m)

Double glazed window facing the front, radiator and door to the en-suite shower room.

## En Suite

Extractor fan, spotlights, step in shower cubicle, pedestal wash hand basin with hot and cold taps, low flush W.C, shaver point, radiator, half tiled walls and splashback.

## Bedroom Two

12'8" x 8'9" (3.86m x 2.67m)

Double glazed window facing the rear and a radiator.

## Bedroom Three

12'5" x 7'7" (3.78m x 2.31m)

Double glazed window facing the rear and radiator.

## Bathroom

6'6" x 6'1" (1.98m x 1.85m)

Extractor fan, shaver point, panel bath with mixer taps and shower attachment, pedestal wash hand basin with hot and cold taps, low flush W.C and half tiled walls.

## Rear Garden

Full enclosed south facing rear garden, with a patio area, pathway, outside tap, mostly laid to lawn and fully



enclosed by panel fencing. Within the garden there is a pine tree, Japanese maple and a willow tree. There is a side access via a gate leading to the front of the property.

### Garage

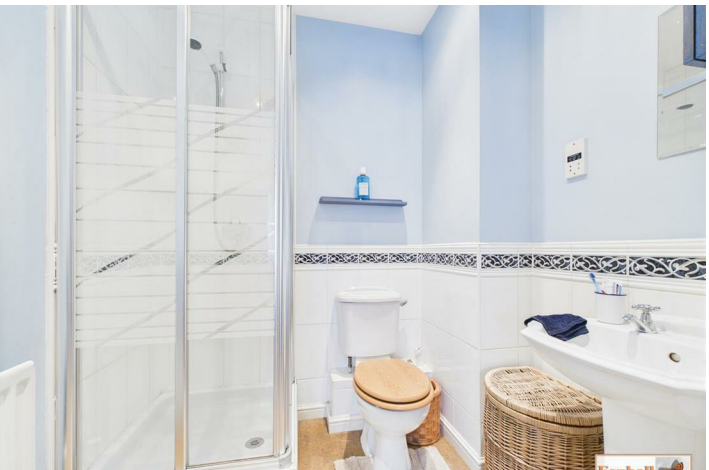
Manual up and over door, with power and lighting and a door to the side

### Agents Notes

Tenure - Freehold

Council Tax Band - D











Road Map



Hybrid Map



Terrain Map



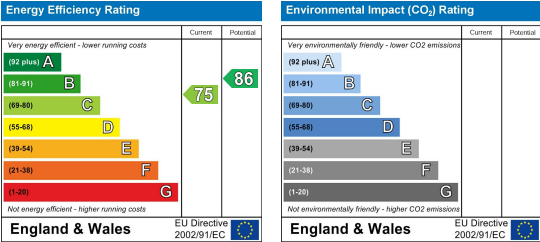
Floor Plan



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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