

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



St. Marys Road

East Ipswich Ipswich, IP4 4SW

Price £450,000



St. Marys Road

East Ipswich Ipswich, IP4 4SW

Price £450,000



St Mary's Road

HOPKINS HOMES POPULAR ST MARYS DEVELOPMENT - EAST IPSWICH LOCATION - THREE STOREY TOWNHOUSE - FOUR BEDROOMS - GARAGE AND OFF ROAD PARKING VIA A CARPORT - EN-SUITE SHOWER ROOM AND SEPARATE FOUR PIECE FAMILY BATHROOM - LARGE LOUNGE - KITCHEN/DINER - STUDY - SUNNY ENCLOSED REAR GARDEN - GOOD SCHOOL CATCHMENT (SUBJECT TO AVAILABILITY)

****Foxhall Estate Agents**** are delighted to offer for sale nestled in the very popular Hopkins Homes development of St Mary's this three storey four bedroom townhouse. The property comprises of kitchen/dining area, study, large L shaped lounge on the first floor, four bedrooms, en-suite shower room and a four piece family bathroom. Other benefits include an enclosed beautifully presented rear garden, off road parking via a carport and garage to the rear of the property.

The popular Hopkins Homes development of St Mary's offers access to plenty of local amenities including, local shops on Woodbridge and Foxhall Road, access to supermarkets, local bus routes, good school catchment area (subject to availability), good access to the town centre and easy access to the A12/A14. In a valuer's opinion this is a very well presented property in a beautiful popular location, an early internal viewing is highly advised.

Front Garden

The property is nestled in a beautifully presented square with a large beech tree, chestnut tree and is beautifully maintained with a large lawn area. The actual access to the front garden gives you access to a pathway, partly enclosed by hedges and a shingle area perfect for a small seating area with access to the front door

Entrance Hallway

Coving, access to the stairs to the first floor, Karndean flooring, separate storage cupboard with double doors, radiator, door to the downstairs cloakroom W.C, study and kitchen/diner

Study

10'5" x 9'7" (3.18m x 2.92m)

Double glazed sash window facing the front, Karndean flooring, coving, radiator, double internal doors into the kitchen/diner.

Kitchen/Diner

19'7" x 9'7" x 10'0" x 7'0" (5.97m x 2.92m x 3.05m x 2.13m)

Double glazed window facing the rear, double glazed door facing the rear going out to the rear garden, coving, radiator, tiled flooring, wall and base units with fitted cupboards and drawers, water softener, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap, separate drinking water tap, double Rangemaster oven with a Rangemaster cooker hood above, stainless steel splashback, space for a large fridge freezer plumbing for a washing machine and dishwasher, plenty of storage, wine shelving, tiled splashbacks and there is a wall mounted Worcester boiler (2004)

Downstairs Cloakroom

6'2" x 2'11" (1.88m x 0.89m)

On the ground floor it has a low flush W.C, pedestal wash hand basin with a mixer tap, extractor fan, radiator, coving tiled flooring with tiled splashback.

First Floor Landing

Radiator, coving, access to stairs leading to the second floor, doors to bedroom three, family bathroom, and the lounge.

Lounge

18'1" x 16'10" (5.51m x 5.13m)

Two double glazed sash windows facing the front giving you a good view over the square, coving, three radiators, feature fireplace with a stone base and surround with a mantle with wall lights.

Family Bathroom

Four piece family bathroom which has double glazed obscure window facing the rear, step in shower cubicle and extractor fan above, panel bath with mixer taps with shower attachment, low flush W.C., pedestal wash hand basin with a mixer tap, low flush W.C, shaver point, radiator, tiled splashback and flooring.

Bedroom Three

12'2" x 9'9" (3.71m x 2.97m)

Double glazed window facing the rear, coving and a radiator

Second Floor Landing

Access to the loft, door to bedroom four, bedroom two and bedroom one, coving, airing cupboard has water tank and pressure tanks with shelving for storage

Bedroom One

16'9" x 12'9" (5.11m x 3.89m)

Two double glazed sash windows facing the front, giving you a beautiful view of the square, coving, large built in wardrobe, two radiators and door to en-suite shower room

En-Suite Shower room

9'9" x 3'10" (2.97m x 1.17m)

Extractor fan, coving, step in shower cubicle, pedestal wash hand basin with a mixer tap, low flush W.C, shaver point, radiator and tiled splashback

Bedroom Two

10'4" x 9'9" (3.15m x 2.97m)

Double glazed window facing the rear, coving, built in wardrobe and a radiator

Bedroom Four

10'3" x 6'9" (3.12m x 2.06m)

Double glazed window facing the rear, coving and a radiator

Rear Garden

Westerly facing enclosed sunny rear garden which has a patio area pathways, mixture of lawn and artificial grass, flowerbed borders with an array of mature plants and shrubs for privacy, outside tap and access into the rear of the garage and carport, rear gate to give access to the parking area.

Garage & Carport

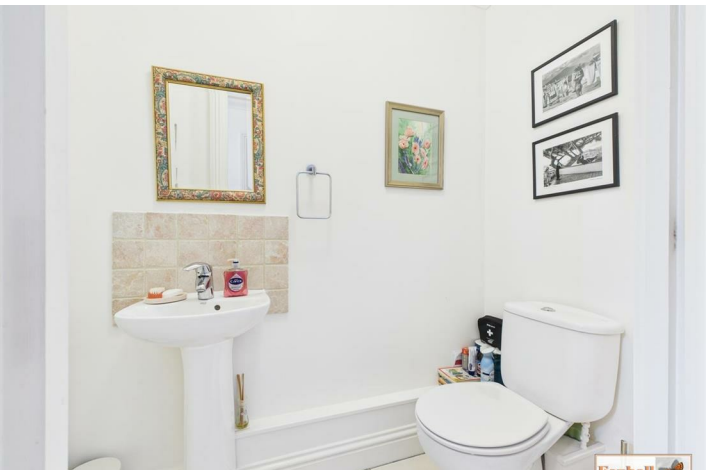
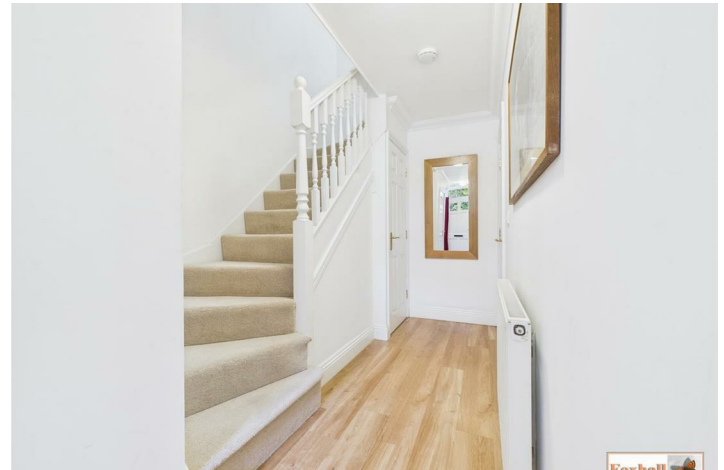
Access to the garage and parking via the rear of the property, the garage has a manual up and over door with power and electric and a double glazed window facing the rear and a single glazed wooden door giving you access into the garden. The parking area has a carport for one car comfortably via a block paved driveway with a gate access into the rear garden.

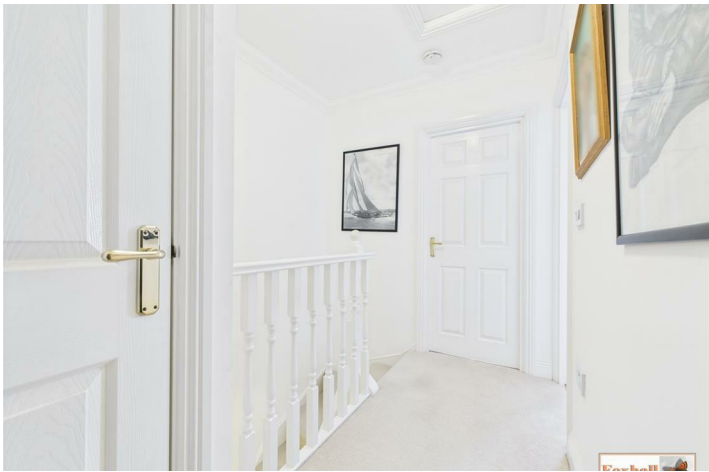
Agents Notes

Tenure - Freehold Council Tax Band - E









Road Map



Hybrid Map



Terrain Map



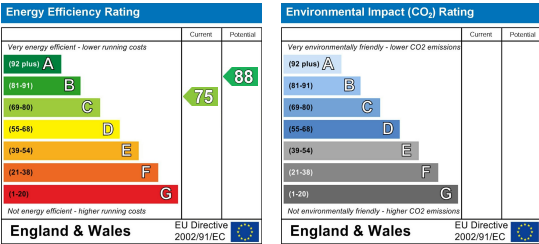
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.