

# Foxhall



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## Elmers Lane

Kesgrave, Ipswich, IP5 2GW

Asking price £235,000





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## Front Garden

Neatly laid to fire and ice gravel and enclosed railway sleeper flower beds.

## Entrance Hall

Replacement double glazed front entrance door with a large cupboard space ideal for hanging coats and storing footwear.

## Lounge

14'7" x 10'5" (4.45m x 3.18m)

Radiator, stairs rising to the first floor.

## Kitchen/Diner

13'3 x 8'1" (4.04m x 2.46m)

Running across the full width of the rear of the property to maximise the southerly facing aspect, making this an extremely sunny, bright and very pleasant room for a good part of the day. There is a modern replacement kitchen, which is only four years old comprising good selection of base drawers, cupboards and eye level units, ample work surfaces, built in oven with four ring hob over, with tiled splashbacks, radiator, single bowl stainless steel sink unit, wall mounted boiler, extractor fan, window, glazed door to rear and a door to an extremely spacious under stairs storage cupboard.

## Landing

Door to built in airing cupboard with shelving and access to loft space.

## Bedroom One

11'1" x 10' plus recess (3.38m x 3.05m plus recess )

Extremely spacious double bedroom with two windows to front, radiator and corner recess area.

## Bedroom Two

11'8 x 7' 1" (3.56m x 2.13m 0.30m )

Radiator, window to rear, this is a southerly facing room which gets plenty of sunshine and is full of natural light.

## Family Bathroom

6'4" x 5'9" (1.93m x 1.75m)

New replacement bathroom suite only four years old, comprising bath, low flush W.C. vanity unit wash hand basin, fully tiled walls, extractor fan, Triton T80 shower over bath with screen, this is a southerly facing bathroom which gets plenty of sunshine and is full of natural light.

## Rear Garden

One of the features of this property is this delightful southerly facing rear garden which is fully enclosed by good condition panel fencing with a pedestrian rear access. The garden commences with a recently laid patio area and is a complete sheltered and secluded suntrap, ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. At the end of the garden there is a wooden shed with a window which has been built on site and will be remaining, this is a low maintenance garden being mainly laid to lawn.

## Parking

Immediately to the front of the property is a car park space and there is a second space next to the adjacent property (within 20 feet of the property).

## Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



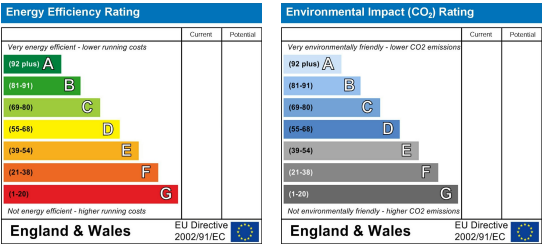
Floor Plan



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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