

Foxhall



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Fletchers Lane

Kesgrave, Ipswich, IP5 2XY

Price £415,000



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Summary Continued

To the rear of the property is a fully enclosed low maintenance rear garden which is south facing so an amazing suntrap. There are sheds to stay and a Laz-y-spa which could be open to separate negotiation.

Fletchers Lane is an extremely quiet cul-de-sac off Through Jollys making it ideal for families with children being only a short distance from Kesgrave High school and with Gorseland Primary School catchment area.

You would be hard pushed to find such a large family home in such good condition for this price in one of the most sought after roads in Grange Farm.

Front Garden

Block paved driveway, suitable for three cars and a pedestrian gate to the rear garden.

Entrance Hallway

UPVC and glazed door opening into the hallway, double glazed window to the side, carpet flooring, coving, door off to the lounge, door off to the study and stairs up to the first floor.

Lounge

13' x 16'6" (3.96m x 5.03m)

Carpet flooring, double glazed bay window to the front with fitted blinds, radiator, coving, skirting boards, aerial and telephone points, doors into the dining room and the kitchen.

Bedroom Four / Office

16'1" x 7'4" (4.90m x 2.24m)

Double glazed window to the front, fitted blinds, radiator, laminate flooring, coving and skirting boards, fuse box. This was a garage conversion and due to the size of the same there is potential for the part of the room which is

away from the window to extend the current downstairs W.C. into a shower room and put a Jack and Jill door to enable a potential en-suite to the fourth bedroom should it be required, for instance disabled access or multi generational living.

Kitchen

9'8" x 9'7" (2.95m x 2.92m)

Comprises wall and base units with cupboards and drawers under, work surfaces over, stainless steel single bowl drainer unit with a mixer tap over, double glazed window to rear, splashback tiling, tiled floor, electric oven with hob and extractor fan over, cupboards including wine rack, space for a full height fridge freezer, spotlights, under wall cupboard lights, coving, radiator, door to under-stairs cupboard and door through to the utility room.

Dining Room

9'8" x 8'11" (2.95m x 2.72m)

Double glazed window to the rear with fitted blinds, radiator, laminate flooring, skirting boards and coving.

Utility Room

5'7" x 6'5" (1.70m x 1.96m)

Comprises wall cupboards together with corner cupboard and worksurfaces over, space and plumbing for a washing machine, space for a dryer, space and plumbing for a dishwasher, splashback tiling, double glazed window to the side, tiled flooring UPVC and double glazed door to the rear, coving, spotlights, radiator with bespoke cover and door into the downstairs cloakroom.

Cloakroom

Comprising of a vanity wash hand basin, low flush W.C., radiator with bespoke cover, tiled flooring, tiled splashback, obscured double glazed window to the side with fitted roller blinds, spotlights and coving.

Landing

Doors to bedrooms one, two and three and the airing cupboard with plenty of shelving which also houses the Baxi boiler (only 4 years old and regularly serviced), access to loft with light and boarding and carpet flooring.

Bedroom One

13'2" x 9'9" (4.01m x 2.97m)

Two double glazed windows to the front, radiator, full triple built in wardrobes, carpet flooring and door to the en-suite.

En-Suite

Walk-in shower cubicle, vanity wash hand basin, low flush W.C. with concealed back plate, vinyl tiles, mermaid splashback, spotlights, heated towel rail, obscured double glazed window to side, mirrored cabinet with light, shaver point inside and is anti-mist.

Bedroom Two

18'4" x 8'0" (5.59m x 2.44m)

Double glazed window to both ends of the room with fitted blinds, two radiators, large mirrored wardrobe (potential open to separate negotiation). This room is large enough to add an en-suite if required due to the two windows in the room. This was originally bedroom three and four combined, the wall partition between the two has been removed so this is a lovely big double bedroom with walk in dressing area.

Family Bathroom

P shaped panelled bath with fixed shower screen and mixer tap, shower over with a rainfall and handheld shower head, obscured double glazed window to the rear with fitted roller blind, vanity wash hand basin, low flush W.C. radiator, full tiling throughout and carpet flooring, shaver point.

Bedroom Three

9'7" x 9'0" (2.92m x 2.74m)

A fitted wardrobe, carpet flooring, radiator and double glazed window to the rear.

Rear Garden

35'10" x 28'6" (10.944 x 8.691)

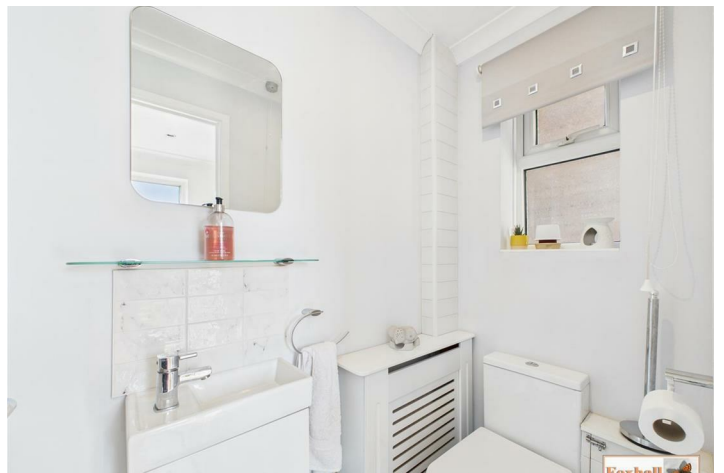
Two large sheds to stay, a greenhouse, mainly set to AstroTurf, a lay-z-spa (possibly available for separate negotiation), small decking areas, block paved patio ideal for dining, outside tap, pedestrian access around to the front, built in bin storage and nice area for alfresco dining with a raised decking area.

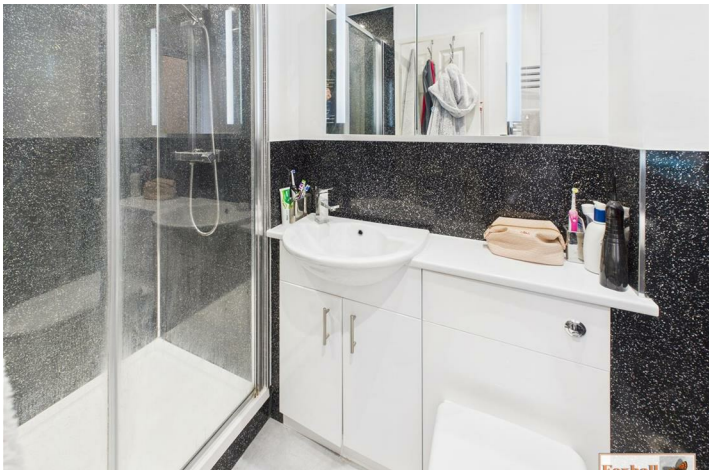
Agents Notes

Tenure - Freehold

Council Tax Band - D

Laz-y-spa and also large wardrobe in bedroom three open to separate negotiation.







Road Map



Hybrid Map



Terrain Map



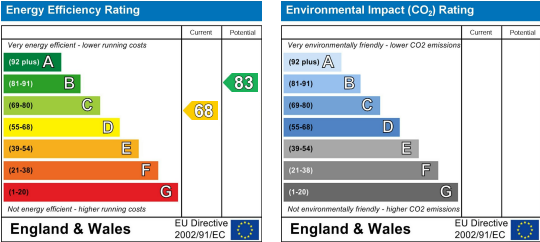
Floor Plan



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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