

# Foxhall



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## Walker Chase

Kesgrave, IP5 2DF

Asking price £235,000





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## Summary Continued

This lovely two bed home is situated in one of the best positions on Grange Farm. Although tucked in a quiet cul-de-sac you are literally a minutes walk to a lovely large area of woodland making this ideal for anyone with dogs, families with young children etc and the woodland walks lead direct onto long strops. In the other direction, again within a minutes walk is Cedarwood Primary School (subject to availability) with associated facilities.

You really would be hard pushed to find a more conveniently placed home for a family with young child.

Tesco shopping with adjacent facilities including fish and chip shop, hairdressers, excellent estate agent and charity shop plus the millennium playing field and all its associated facilities including doctors surgery, scouts hut and playgroup etc.

## Front Garden

Neatly laid to lawn with established shrubs and path leading to front door.

## Entrance Hall

Carpet flooring, door to downstairs cloakroom, kitchen and to the lounge / diner, stairs up to the first floor, radiator, inset mat.

## Cloakroom

Vinyl flooring, radiator, low flush W.C. pedestal wash hand basin, splashback tiling, obscure double glazed window to the front and electric fuse board.

## Lounge / Diner

13'11" x 12'11" (4.26 x 3.95)

Double glazed French doors to the rear, carpet flooring, two radiators, large understairs cupboard.

## Kitchen

9'7" x 6'2" (2.94 x 1.88)

Easterly facing kitchen and therefore lovely and sunny first thing in the morning. Comprising of wall and base units and cupboard and drawers under, work surfaces over, space for a full height fridge freezer, space and plumbing for a washing machine, gas cooker with gas hob over, extractor fan, stainless steel one and a half sink bowl drainer unit with mixer tap, double glazed window to the front with fitted blind, splashback tiling, vinyl flooring and spotlights.

## First Floor Landing

Doors to bedrooms one, two and the bathroom and access to the loft hatch.

## Bedroom One

13'1" x 7'10" (4.00 x 2.41)

Double glazed window to rear, roller blind, radiator, carpet flooring, triple fitted built in wardrobe.

## Bedroom Two

13'1" x 7'2" (3.99 x 2.20)

Double glazed window front, radiator, built in wardrobe, cupboard over the stairs housing the Potterton boiler, carpet flooring.

## Bathroom

6'2" x 6'2" (1.89 x 1.90)

Panelled bath with mixer tap and hand held shower over, pedestal wash hand basin, low flush W.C. vinyl flooring, extractor fan, shaving point, splashback tiling.

## Rear Garden

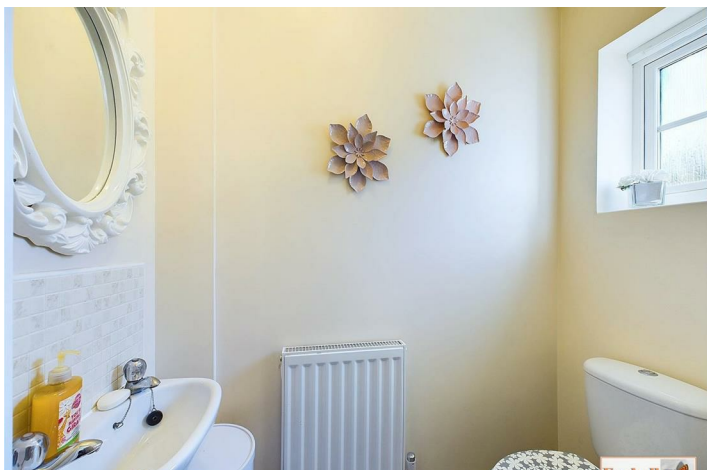
Mainly set to lawn, fully enclosed easterly facing rear garden, pedestrian gate at the rear leading direct to the off street car park space almost immediately behind,

path to the rear, mainly laid to lawn and patio area with a 6' x 8' shed (potentially to stay).

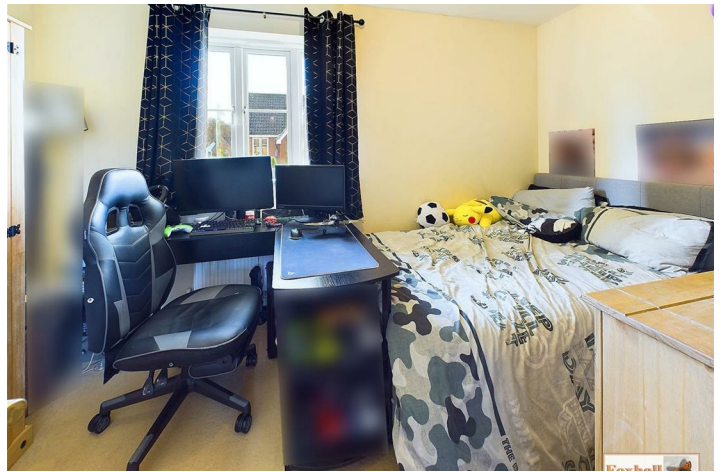
### Agents Note

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



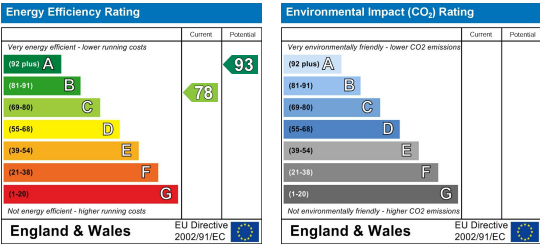
Floor Plan



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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