

Foxhall



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Parnell Close

Whitton, Ipswich, IP1 6SR

Offers in excess of £220,000



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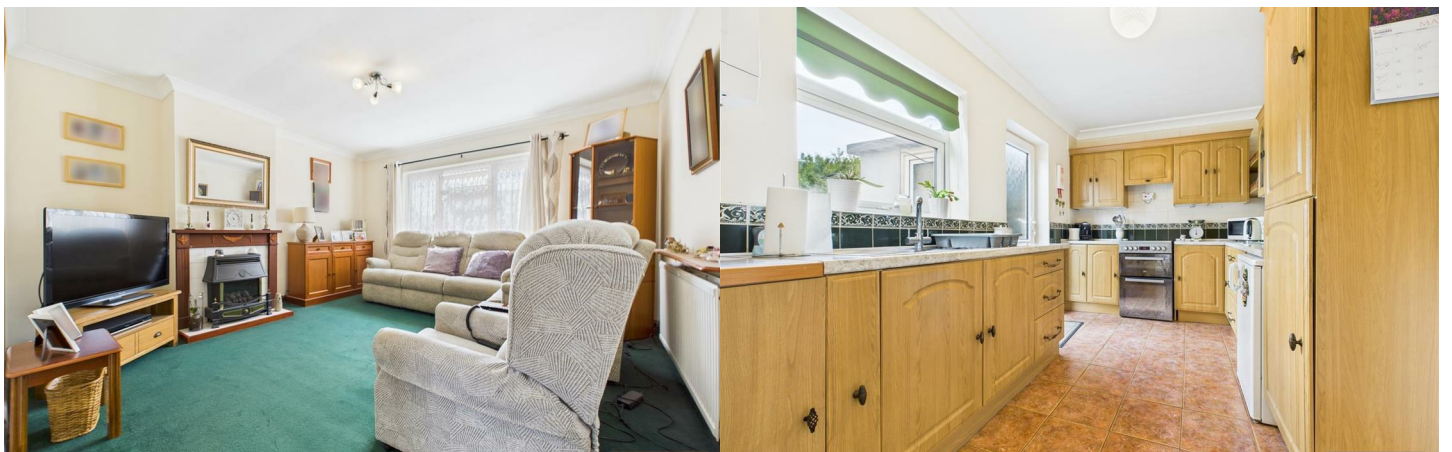
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Front Garden

Pathway mostly made up with hard standing concrete with access (shared) with a passageway leading to a gate into the rear garden.

Porch

Entry via a double glazed UPVC door with old school windows facing the front and double glazed obscured windows to side with door into the entrance hallway.

Entrance Hallway

Via obscured double glazed door, two double glazed obscure windows facing the front, coving, access to the stairs, under-stairs cupboard, radiator, laminate flooring, mid height dado rail and a door into the lounge.

Lounge

13'10" x 12'9" (4.22m x 3.89m)

Double glazed window facing the front, coving, radiator, gas feature fire with tile base and background with a wooden mantle and door into the kitchen.

Kitchen

12'10" x 8'0" (3.91m x 2.44m)

Double glazed window facing the rear, double glazed obscure door facing the rear going out to the rear garden, wall and base fitted units with cupboards and drawers, stainless steel single sink bowl and drainer unit, space for a fridge, space for a single oven with a cooker hood above, wall mounted Baxi boiler that was re-built in 2024, tiled-splashback, coving, tiled flooring and an archway to the dining room.

Dining Room

8'1" x 6'2" (2.46m x 1.88m)

Double glazed window facing the rear, coving, mid height dado rail and a radiator.

Landing

Coving, access to loft (fully insulated, no ladder, no boarding or light), doors to bedrooms one, two, three and the wet room style shower room.

Wet Room Style Shower Room

8'4" x 8'3" (2.54m x 2.51m)

Double glazed window facing the rear, coving, stainless steel wall mounted towel rail, vanity wash hand basin with a mixer tap and splashback boarding. Waterfall shower head with a wet room style drainage flooring, splash back boarding and a glass guard and a low flush W.C.

Bedroom One

12'0" x 11'6" (3.66m x 3.51m)

Double glazed window facing the front, coving, built-in wardrobe.

Bedroom Two

12'8" x 8'4" (3.86m x 2.54m)

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

Bedroom Three

10'7" x 6'7" (3.23m x 2.01m)

Double glazed window facing the front, built-in sliding wardrobes where one side houses the water tank / airing cupboard.

Rear Garden

Fully enclosed north-westerly large L shaped rear garden. Starting with a large patio with steps up to a second tier for further patio area with pathways, mainly laid to lawn, flowerbed and bark borders, fully enclosed by panel fencing with a shed, mixture of shrubs and conifers for privacy with a storage building.

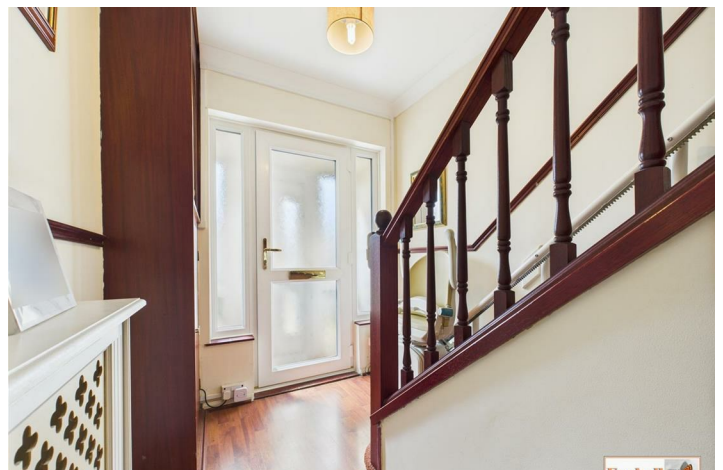
Storage/Outhouse

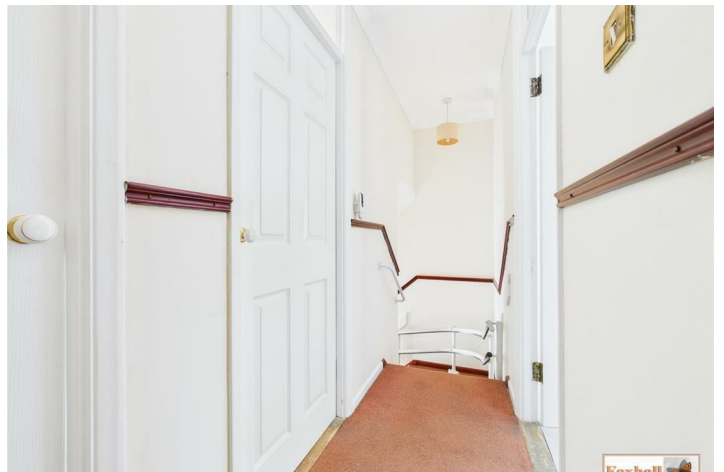
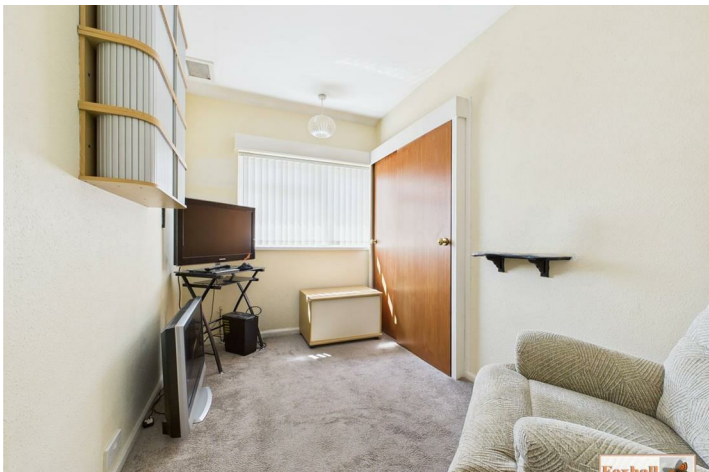
Double glazed obscure door with power and light, space and plumbing for a washing machine and space for a tumble dryer.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Lounge
12'9" x 13'10"
3.90 x 4.24 m

Kitchen
12'10" x 8'0"
3.92 x 2.46 m

Dining Room
6'2" x 8'1"
1.88 x 2.49 m

Hallway

Porch

Floor 1

Bedroom One
11'6" x 12'0"
3.52 x 3.67 m

Bedroom Two
12'8" x 8'4"
3.87 x 2.56 m

Bedroom Three
6'7" x 10'7"
2.01 x 3.24 m

Landing

Shower Room
8'4" x 8'3"
2.54 x 2.52 m

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Approximate total area[®]
849 ft²
78.9 m²

(1) Excluding balconies and terraces

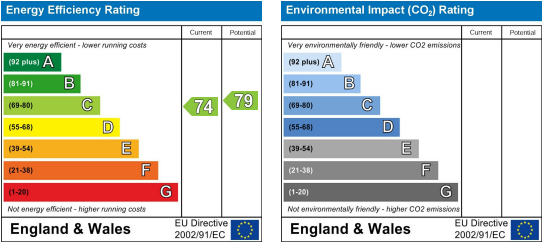
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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