

Foxhall



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Llewellyn Drift

Kesgrave, Ipswich, IP5 2DN

Offers in excess of £290,000

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Llewellyn Drift

13'8" x 9'8" EASTERLY FACING, MODERN REPLACEMENT FITTED KITCHEN/BREAKFAST ROOM WITH AN EXTENSIVE RANGE OF INTEGRATED APPLIANCES TO REMAIN PLUS GAS CENTRAL HEATING VIA REPLACEMENT BOILER, BOTH ONLY THREE AND A HALF YEARS OLD - 18'5" x 11'6" LOUNGE WITH WOOD FLOORING - THREE GOOD SIZE FIRST FLOOR BEDROOMS ALL WITH BUILT-IN DOUBLE WARDROBES - ENSUITE SHOWER ROOM FROM BEDROOM ONE - DOWNSTAIRS CLOAK ROOM PLUS ENTRANCE HALLWAY - ADJACENT DRIVEWAY PLUS GARAGE - EASTERLY FACING REAR GARDEN UNOVERLOOKED FROM THE REAR - EXCELLENT DECORATIVE ORDER - UPVC REPLACEMENT DOUBLE GLAZED WINDOWS AND DOORS - CUL DE SAC LOCATION HIGHLY CONVENIENT FOR LOCAL SHOPS AND FACILITIES IN KESGRAVE - KESGRAVE HIGH SCHOOL CATCHMENT

****Foxhall Estate Agents**** are pleased to offer an opportunity to purchase an extremely spacious and very well presented three bedroom end terrace house which has the unusual benefit of having an adjacent garage and driveway.

The property has been extensively updated in recent years including the fitting of a replacement kitchen/breakfast room with an extensive range of integrated appliances to remain, including full height fridge/freezer, dishwasher as well as a double oven, hob and extractor fan. The kitchen/breakfast room runs the full width of the rear of the property and therefore benefits from the easterly facing aspect being a very sunny and pleasant room especially in the mornings.

The property starts with an entrance hallway with a door to a very handy down stairs W.C, the hallway then leads through to an 18'5" x 11'6" lounge with hardwood flooring.

Upstairs are three good size bedrooms all of which have separate built in double wardrobes and the main bedroom also has an en-suite shower room. The whole property benefits from a gas central heating system from a boiler which is only three and a half years old.

Summary Continued

The garden is a major selling point of the property, being east and southerly facing, starting with the patio area which is an absolute suntrap and ideal for sitting out having a cup of tea, glass of wine or alfresco dining or just relaxing. The garden is virtually un-overlooked especially from the rear and comes complete with a ready made bar with double doors and opening canopy.

This particular part of Grange Farm is highly convenient for access to all the facilities, Tesco, fish and chip shop, doctors surgery, sports facilities, community hall in Twelve Acre Approach.

Furthermore, Cedarwood and Heath primary school are a short distance away and the property is also in Kesgrave High School catchment.

The garage has a particularly spacious pitched roof which is ideal for storage and the loft access in the main part of the house leads to an extremely spacious loft which may offer potential for conversion to additional second floor accommodation (sts.)

A lovely new home awaits very lucky new buyers.

Front Garden

Laid to slate, with a driveway adjacent to the property

providing vehicle parking for one car in addition to the garage.

Entrance Hallway

Double glazed front entrance door through to entrance hallway with a radiator and door to downstairs cloakroom and lounge off.

Lounge/Diner

17'9" x 11'0" (5.41m x 3.35m)

Two radiators, a fireplace surround with marble backing and hearth, genuine solid wood flooring, ceiling spotlights, window to front which is westerly facing making this a sunny room from the afternoon onwards, a spacious under-stairs storage cupboard, stairs rising to first floor and door through to kitchen/breakfast room.

Kitchen/Breakfast Room

13'9" x 9'4" (4.19m x 2.84m)

Modern replacement, luxury kitchen/breakfast room which is only three and a half years old comprising a superb range of fitted units, base drawers, cupboards, deep pan drawers, ample eye-level cupboards plus tall larder cupboards, integrated appliances include a full height fridge freezer, a double oven, induction hob and extractor hood above, integrated dishwasher and plumbing for a washing machine, single bowl sink unit, part tiled walls, ample work surfaces which wrap around to include the breakfast bar, with the easterly facing aspect making this a lovely sunny room especially in the mornings for breakfast.

There is a window to the rear overlooking the garden immediately in front of the sink and also sliding patio doors leading directly out onto the patio, recessed ceiling spotlights, a new replacement Baxi 800 boiler which is concealed in a corner cupboard.

Cloak Room

W.C and wash basin with Ideal Standard sanitary ware, a radiator, half tiled walls and an extractor fan.

Landing

Recessed ceiling spotlights and access to the loft hatch, which has potential for conversion to second story accommodation (sts).

Bedroom One

10'32 x 8'11" (3.05m x 2.72m)

Radiator, twin windows to front, recessed ceiling spotlights and double built in wardrobes with hanging and shelved storage space, door to en-suite shower room.

En-suite Shower Room

Shower, wash basin and W.C, radiator, half tiled walls, extractor fan and window to front.

Bedroom Two

11'6" x 7'9" (3.51m x 2.36m)

A good size double bedroom with double built in wardrobes with hanging and shelved storage space, radiator, window to rear and recessed ceiling spotlights.

Bedroom Three

8'4" x 5'11" (2.54m x 1.80m)

Wooden floorboards, radiator, window to rear and doors to a double built-in wardrobe with hanging and shelved storage space.

Family Bathroom

7'6" x 5'2" (2.29m x 1.57m)

Bath with shower over, W.C and wash basin, fully tiled in the bath/shower area, half tiled in the remainder, shaver socket, recessed ceiling spotlights, extractor fan and a window to the side.

Rear Garden

Easterly facing garden which commences with a spacious patio area along with an additional raised patio, enclosed by railway sleepers with a step up to the rear part of the garden including an area of lawn, shingle and slate flower bed borders with established shrubs. At the rear of the garden is a raised decking area ideal for sitting out towards the end of the day and there is a fitted bar with a door, shelving and front hatch, with double glazed French doors opening outwards with a further paved seating area underneath the canopy.

The whole garden is tailor made for sitting out in the sunshine and is an absolute sun-trap for virtually the whole day. The seating area is ideal for sitting to enjoy a morning cuppa, afternoon glass of wine or cold beer from the bar or alfresco dining.

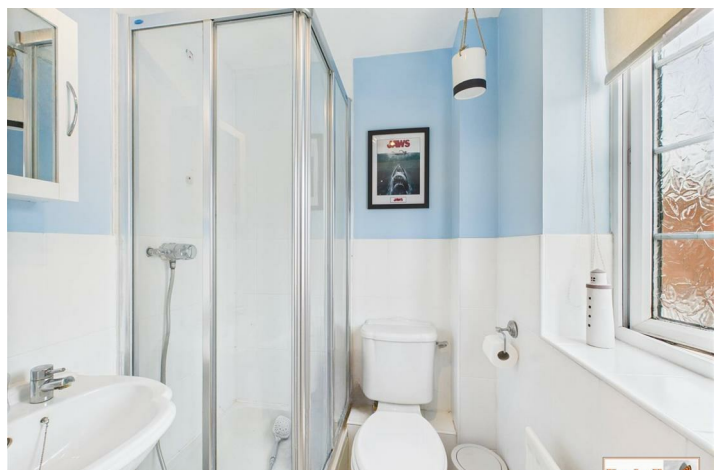
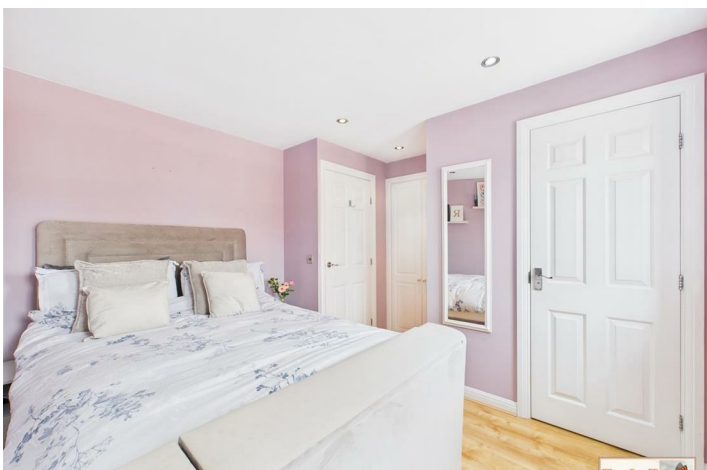
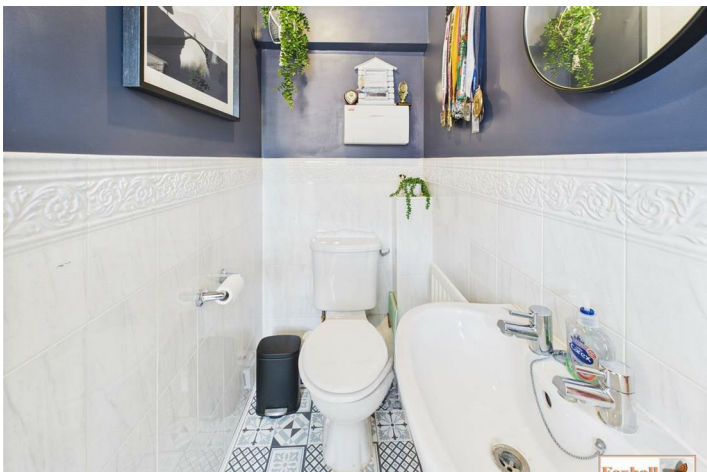
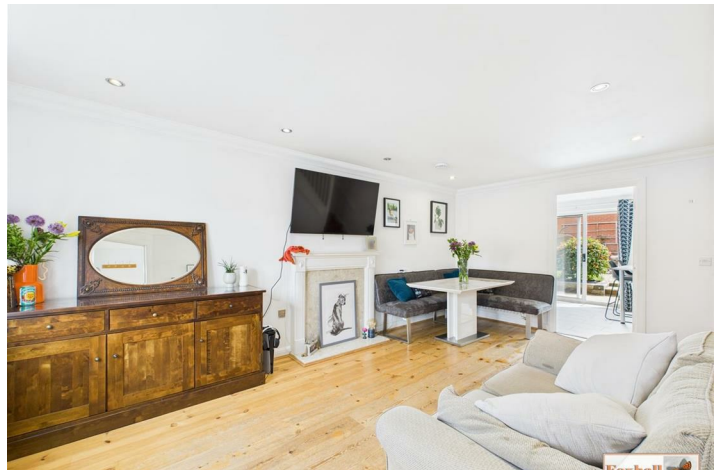
Garage

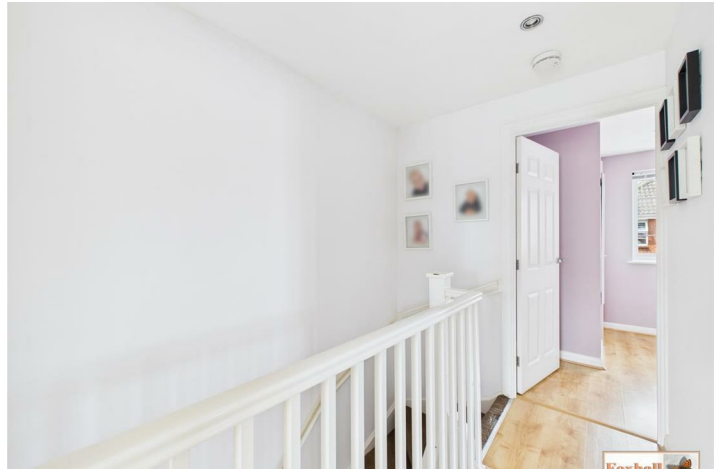
With an up and over door and is supplied with power and light and a pedestrian door to rear garden, ample eaves storage space courtesy of the pitched roof.

Agents Notes

Tenure - Freehold

Council Tax Band - C





Road Map



Hybrid Map



Terrain Map



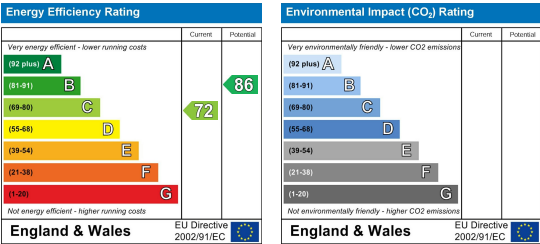
Floor Plan



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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