

Foxhall



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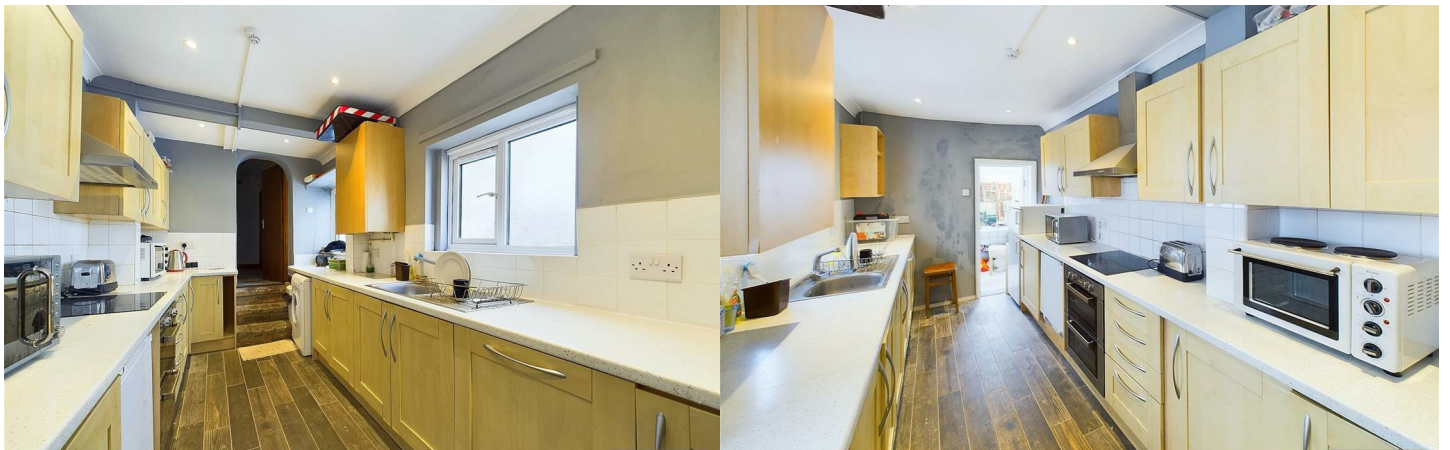


Woodbridge Road

East Ipswich, Ipswich, IP4 2EG

Guide price £325,000

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Continued Summary

There is rarely this size accommodation available up for sale and this close to the town centre having two parking spaces that are not on permit is equally rare.

In the valuer's opinion, this is a property that you need to view to fully appreciate the size and benefit of accommodation that is on offer.

Front Garden

Low maintenance front garden with steps up to the entrance door into reception hallway. There are also steps down to the basement window / access.

Hallway

Electric sockets, phone point, hard wired in smoke alarm, carpet flooring, radiator and door into the inner hallway.

Inner Hallway

Phone point, stairs up to the first floor, door to bedroom one, door to kitchen / breakfast room. Stairs down to the basement floor.

Bedroom One

14'7 x 11'5 (4.45m x 3.48m)

Double glazed window to the front, four built in wardrobes, radiator, door to the en-suite.

En-Suite

Oval bath with a Triton electric shower over, pedestal wash hand basin, radiator, tiled walls, carpet flooring, door to separate toilet, extractor fan?

Downstairs Cloakroom

Low flush WC bidet, double glazed window to the rear.

Kitchen / Breakfast Room

14'10 x 8'2 (4.52m x 2.49m)

Three steps down into the kitchen which comprises of wall and base units with cupboards and drawers under, work surfaces over, stainless steel sink bowl drainer unit with mixer tap over, two double glazed windows to the side, splashback tiling, tiled floor, doorway through to the sunroom, space for a full height fridge freezer, integrated fridge, integrated dishwasher (new), induction hob with integrated oven with extractor fan over, space and plumbing for a washing machine, wall mounted combination Vaillant boiler, spotlights, hard wired smoke alarm.

Sun Room

8'2 x 7'1 (2.49m x 2.16m)

Tiled floor, glazed windows, double glazed door out into the rear garden, uPVC roof, lights and power.

First Floor Landing

Doors to bedrooms two, three and four, door to the airing cupboard, door to the loft hatch, door to the office lobby and a radiator.

Bedroom Two

11'1 x 9'3 (3.38m x 2.82m)

Radiator, double glazed window to the rear, several built in cupboards and some shelving, carpet flooring.

Bedroom Three

11'1 x 8'10 (3.38m x 2.69m)

Double glazed window, radiator, carpet, picture rails and three built in wardrobes, aerial point.

Bedroom Four

11'1 x 7'4 (3.38m x 2.24m)

Double glazed window to the front, radiator, carpet flooring, picture rails.

Office / Lobby

8'2 x 7' (2.49m x 2.13m)

Two steps down, wooden floor, double glazed window to the side, door to the bathroom.

Bathroom First Floor

8'2 x 7' (2.49m x 2.13m)

Panelled bath with an electric Triton shower over, pedestal wash hand basin, low flush WC, shaver point, double glazed window to the side, tiled flooring, tiled walls and a radiator.

Inner Lobby

Step down, doors to bathroom and bedrooms five and six.

Bedroom Five

13'11 x 10'8 (4.24m x 3.25m)

Double glazed window to the front providing emergency access through to the stairs and front garden, radiator, original beams, built in wardrobe and built in cupboard housing the electric fuse board, shelving.

Bedroom Six

11'6 x 10'7 (3.51m x 3.23m)

Double glazed door to the outside, steps up into the garden, alcove under the stairs for storage, built in storage cupboard x 2, built in shelving, radiator, original beams.

Bathroom Ground Floor

6'7 x 5'2 (2.01m x 1.57m)

Panelled bath with electric Triton shower over, pedestal wash hand basin, low flush WC, tiled flooring, tiled walls, extractor fan and original beams.

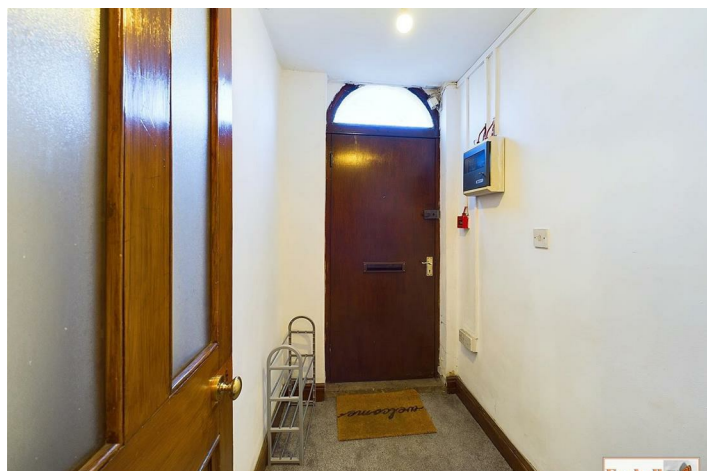
Rear Garden

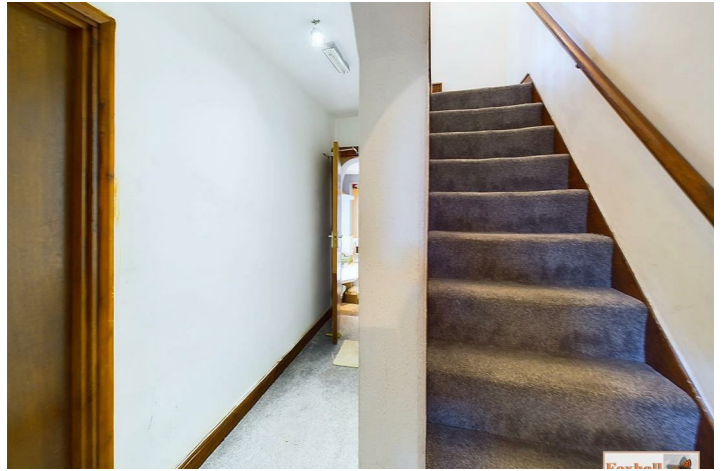
Double gates and off road car parking for two vehicles on a block paved area suitable for an eating area, access to the rear of the ground floor and also to stairs for the cellar.

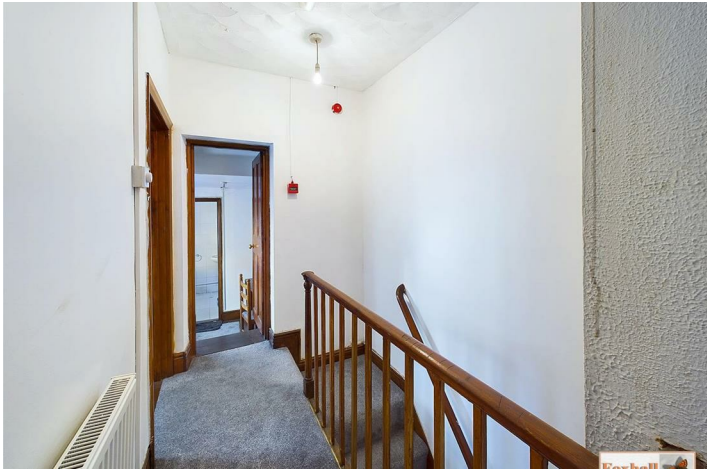
Agents Note

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



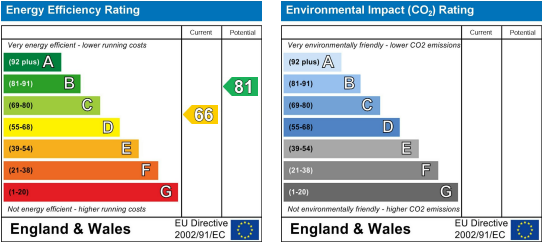
Floor Plan



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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