

Foxhall



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Laurel Avenue

Kesgrave, Ipswich, IP5 1HB

Asking price £345,000



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Front Garden

The front is enclosed by low level fencing, with an individual driveway at the side leading around to the front of the property where there is a turning area and excellent parking area. The driveway continues at the side of the property into the garage.

Entrance Hall

Obscured double glazed door to entrance hall, built-in storage cupboard housing meters, radiator, coved ceiling, doors to shower room, lounge / diner, bathroom and bedrooms one, two, three and four.

Shower Room

9'5" x 3'8" (2.87m x 1.12m)

With shower, pedestal wash hand basin, low-level W.C. and obscured double glazed window to side.

Lounge / Diner

20'9" x 16'8" (6.32m x 5.08m)

Double glazed window to the front, two double glazed windows to the side, two radiators, coved ceiling and door to the kitchen.

Kitchen

17'3" x 8'6" max 6'5" min (5.26m x 2.59m max 1.96m min)

Comprising double drainer stainless steel sink unit with a mixer tap, work surface with cupboards and drawers under, wall mounted cupboards over, upright storage cupboard, oven (not tested), hob (not tested), Ideal Mexico free standing boiler (not tested), two double glazed windows to the rear and an obscured glazed door to lean to / sun room.

Lean To / Sun Room

9'10" x 8'7" (3.00m x 2.62m)

Doors either side, outside light and plumbing for a washing machine.

Bathroom

8'4" x 6'10" (2.54m x 2.08m)

Panel bath with a mixer tap and shower attachment, low level W.C., pedestal wash hand basin, radiator and a built-in airing cupboard housing hot water tank.

Bedroom One

11'4" x 10'11" (3.45m x 3.33m)

Double glazed window to front, radiator, built in wardrobe and coved ceiling.

Bedroom Two

14'2" x 7'7" (4.32m x 2.31m)

Double glazed windows to front and side, radiator and coved ceiling.

Bedroom Three

10'11" x 8'5" (3.33m x 2.57m)

Double glazed window to rear, radiator with top cupboard storage.

Bedroom Four

8'5" x 6'11" (2.57m x 2.11m)

Double glazed window to rear, radiator and corner wash hand basin.

Rear Garden

85' x 55' (25.91m x 16.76m)

Enclosed by timber fencing, extensively laid to lawn with mature trees to the rear.

Garage

34'4" 10' 3" (10.46m 3.05m 0.91m)

With double doors to the front, power and light, two windows to the side and a personal door into the rear garden.

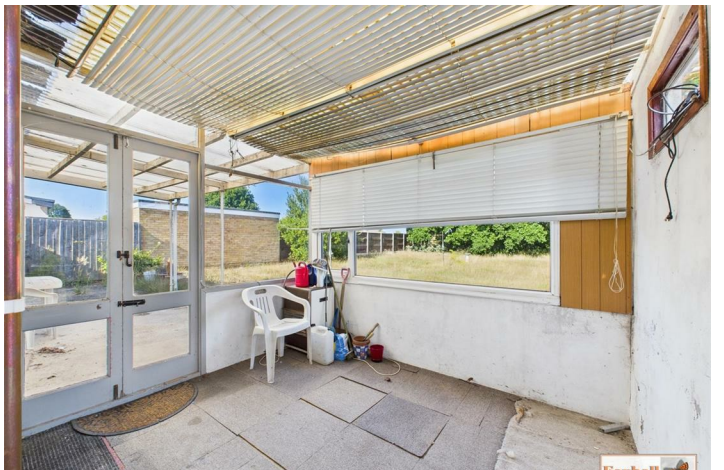
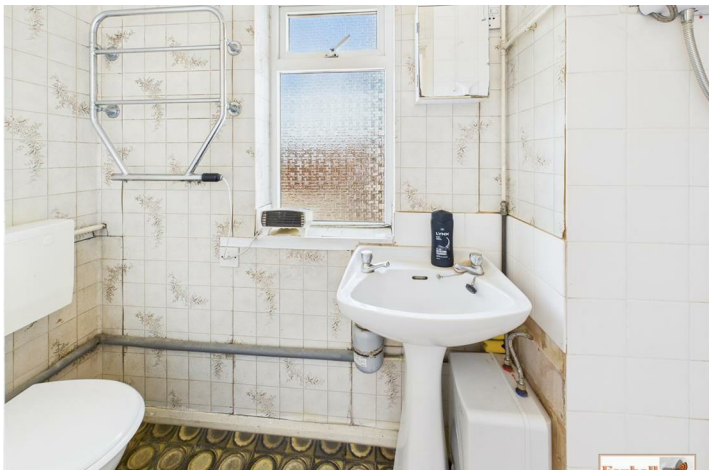
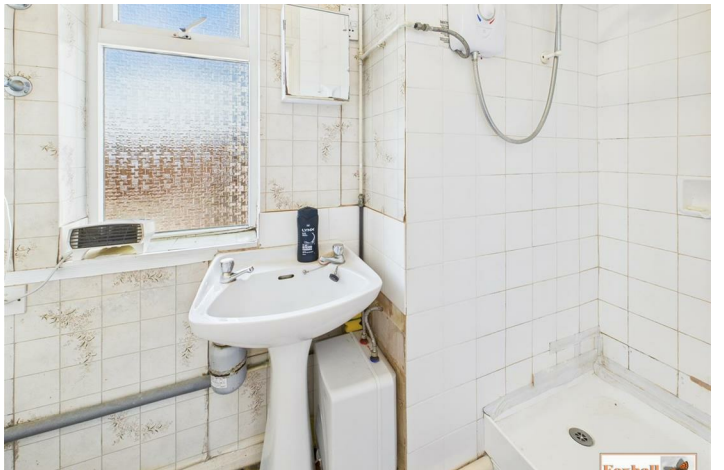
Agents Notes

Tenure - Freehold

Council Tax Band - D

****Please note the title is currently unregistered and any buyer will need to make the first registration upon purchase via their solicitors.****







Road Map



Hybrid Map



Terrain Map



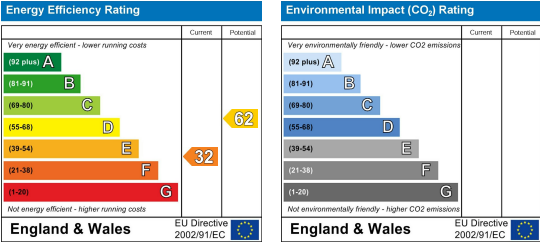
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.