

# Foxhall



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## Emerald Close

Kesgrave, Ipswich, IP5 2XA

Guide price £575,000



4



2



2



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## Front Garden

Mostly laid to lawn with shingle borders around the property, block paved pathway leading to the front door and to the side gate into the rear garden with access to your garage via a drop curb and block paved driveway giving you another gate accessing the rear garden.

## Entrance Hallway

Entry via a door facing the front with two double glazed obscure windows facing the front, access to the stairs via an oak staircase, tiled flooring, spotlights and doors to the lounge, bedroom four, snug / office, downstairs W.C. and the kitchen / dining room.

## Lounge

21'7" x 12'7" (6.58m x 3.84m)

Two double glazed windows facing the side, double glazed window facing the front, spotlights, wall mounted Heatmiser to control the heating and a door to the kitchen / diner.

## Kitchen / Dining Room

21'9" x 15'3" (6.63m x 4.65m)

Double glazed window facing the front, bi-folding doors facing the rear leading out to the garden, spotlights, wall mounted Heatmiser to control the temperature, ceiling mounted extractor fan (as you can see there is a wire above the induction hob this is for an extractor to be fitted) Base fitted units with cupboards and drawers. Roll-top quartz worksurfaces, 1 1/2 stainless steel sink bowl and drainer unit inset into the quartz worktops, integrated dishwasher, built-in NEFF oven, built-in NEFF microwave oven, integrated fridge, integrated freezer, kitchen island which houses a five ring induction hob filled with cupboards and a breakfast bar that sits three comfortably, tiled flooring and a door to the utility room.

## Utility Room

6'5" x 6'3" (1.96m x 1.91m)

Double glazed window facing the side, double glazed UPVC door facing the side going out to the side of the property, ceiling mounted extractor fan, spotlights, wall mounted Viessmann boiler in a cupboard which has a 10 year guarantee, roll-top quartz worksurfaces, space and plumbing for a washing machine, space for a tumble dryer, access to the fuse box, hot water Honeywell home system, wall mounted Heatmiser to control the temperature with tiled flooring.

## Snug / Office

8'7" x 5'11" (2.62m x 1.80m)

Double glazed window facing the front, wall mounted Heatmiser to control the temperature.

## Bedroom Four

11'5" x 8'6" (3.48m x 2.59m)

Double glazed window facing the side and a Heatmiser thermostat control.

## Downstairs W.C.

5'10" x 3'3" (1.78m x 0.99m)

Spotlights, extractor fan, vanity unit with a low flush W.C., wall mounted vanity wash hand basin with a mixer tap, tiled splash-back and tiled flooring.

## Landing

Access to the loft, oak finish balustrade, doors to bedrooms one, two, three, family bathroom and the study.

## Bedroom One

17'0" x 15'2" (5.18m x 4.62m)

Double glazed window facing the front, Velux skylight, radiator, spotlights and door to en-suite shower room.



### En-Suite

6'9" x 5'7" (2.06m x 1.70m)

Double glazed Velux skylight, low flush W.C., vanity wash hand basin with a mixer tap, corner shower unit with a waterfall shower head, stainless steel heated towel rail, shaver point, tiled splash-back and flooring, spotlights and an extractor fan.

### Study

Double glazed Velux skylight, spotlights and a radiator

### Bedroom Two

14'8" x 8'8" (4.47m x 2.64m)

Double glazed window facing the front, spotlights and a radiator.

### Bedroom Three

14'5" x 8'0" (4.39m x 2.44m)

Double glazed Velux skylight, window facing the side and a radiator.

### Family Bathroom

7'9" x 6'9" (2.36m x 2.06m)

Double glazed Velux skylight, panel bath with mixer taps and a shower attachment over with a waterfall shower head, stainless steel heated towel rail, low flush W.C., vanity wash hand basin with a mixer tap, shaver point, half tiled walls and tiled flooring.

### Rear Garden

Fully enclosed south facing rear garden enclosed via panel fencing with outside lighting and power, large patio area with access around both sides of the property, stone shingle, mostly laid to lawn with a gate to the side of the property and at the rear leading to the garage.

### Garage

20'7" x 13'2" (6.27m x 4.01m)

Detached garage with entry via a fob electric door, double glazed UPVC door facing the side going out into the rear garden with power and lighting and with a pitched roof giving you access to some storage.

### Agents Notes

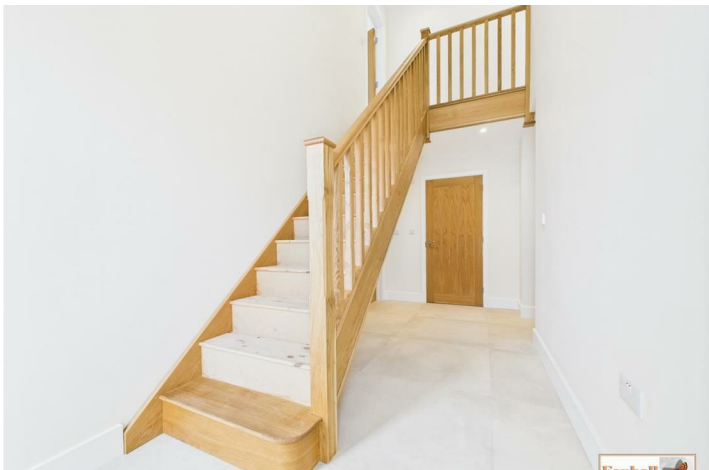
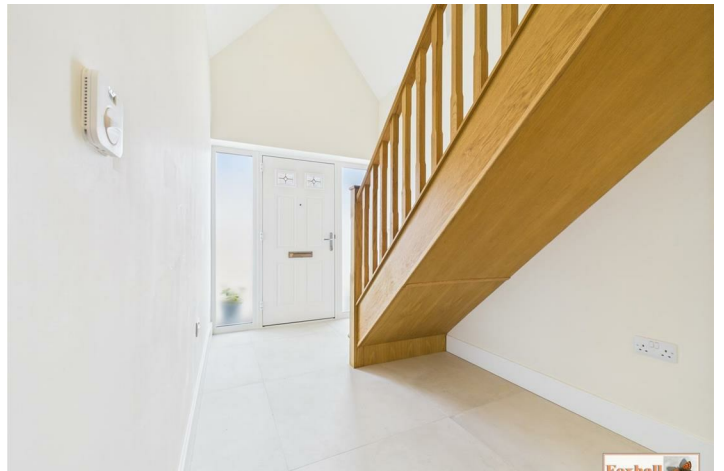
Tenure - Freehold

Council Tax Band - New Build Council Tax Band Not Available Yet

10 year ICW Build Guarantee on the property

10 year guarantee on the boiler

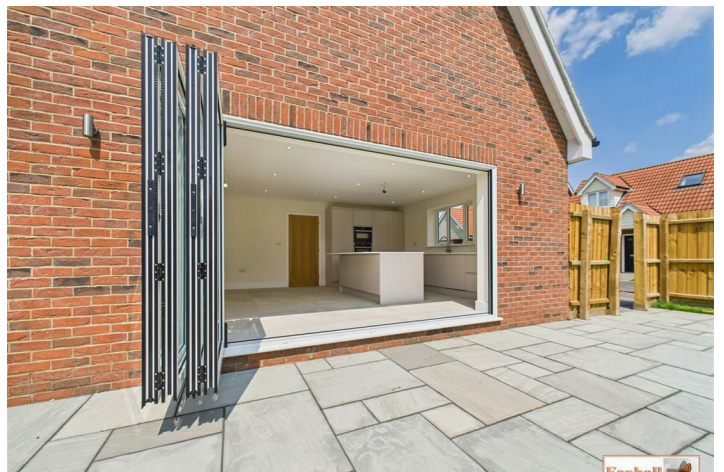














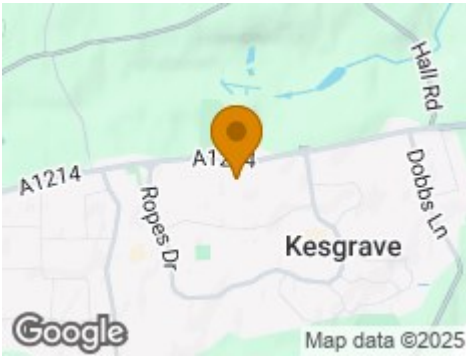
Road Map



Hybrid Map



Terrain Map



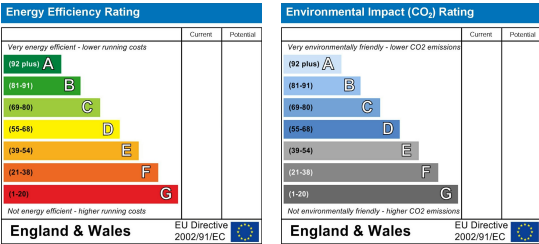
Floor Plan



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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