

# Foxhall



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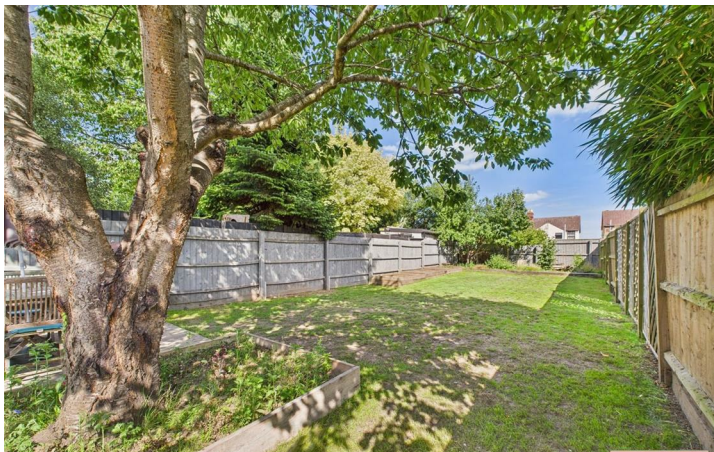
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## York Road

East Ipswich, IP3 8BX

Offers in excess of £300,000





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## Front Garden

Paving and hardstanding suitable for three large vehicles and vehicle access to the rear of the property for further parking of up to another two vehicles.

## Entrance Hallway

Entrance door into the entrance hallway with double glazed window at the top, laminate flooring, stairs up to the first floor, cupboard and storage area, door into the lounge, door in to the dining room separately and door into the kitchen.

## Lounge

13'3" x 11'0" (4.04m x 3.35m)

Double glazed window to the rear, fireplace alcove, laminate flooring and radiator.

## Dining Room

13'9" x 9'11" (4.19m x 3.02m)

Double glazed bay window to the front, radiator, laminate flooring and archway through to lounge.

## Kitchen

9'10" x 9'9" (3.00m x 2.97m)

Comprising base units with cupboards and drawers, worksurfaces over, Beko inset oven with a Beko induction hob over, stainless steel splash-back, stainless steel induction over, stainless steel sink bowl drainer unit with a mixer tap over, inset Beko dishwasher, plenty of cupboards, double glazed window to the side, cupboard with storage and also the wall mounted combination Ideal boiler, laminate flooring, raised splash-back and an archway through to the pantry room.

## Walk-in Pantry

8'6" x 5'5" (2.59m x 1.65m)

Radiator, laminate flooring, comprising wall and base units with cupboards and drawers and worksurfaces over, space for a full height fridge / freezer, space under counter for a further fridge or such like.

## Rear Lobby

12'5" x 4'4" (3.78m x 1.32m)

Pedestrian door out to the rear garden, two large obscure double glazed windows, radiator, laminate flooring, open through to utility room and door to the downstairs W.C.

## Utility Room

6'4" x 4'10" (1.93m x 1.47m)

With space and plumbing for a washing machine, space for a tumble dryer, worksurface, double glazed obscure window to the side, laminate flooring and a door into the shower room.

## Shower Room

6'5" x 4'4" (1.96m x 1.32m)

Electric shower cubicle, fully tiled walls, tiled flooring and a radiator and through to the utility room.

## Cloakroom W.C.

Low-flush W.C., vanity wash hand basin, radiator and laminate flooring.

## Landing

Doors to bedrooms one, two and three and the family bathroom, access to fuse board with stairs up to the second floor.

## Bedroom One

14'9" x 10'7" (4.50m x 3.23m)

Double glazed window to the front, radiator and carpet flooring.

## Bedroom Two

14'5" x 12'1" (4.39m x 3.68m)

Accessed from the second stairs, double glazed window to the side, radiator, carpet flooring and two doors to access the eaves storage which is boarded and easily accessible.

## Bedroom Three

9'10" x 9'9" (3.00m x 2.97m)

Double glazed window to the rear, radiator and carpet flooring.

### Bedroom Four

9'11" x 8'1" (3.02m x 2.46m)

Double glazed window to the rear, radiator and carpet flooring.

### Family Bathroom

9'11 x 5'2 (3.02m x 1.57m)

Panel bath with a mixer tap and hand held shower over the top, vanity wash hand basin, low flush W.C., heated towel rail, obscure double glazed window to the side and laminate flooring.

### Rear Garden

121'4" x 23'7" (approx) (37 x 7.2 (approx))

Large rear garden which is fully enclosed via panel fencing, starting with a low maintenance shingle area which also has a vehicular five bar gate giving you another couple of car parking spaces if you require or a low maintenance alfresco eating area. Pathway and gated entrance through to a further patio area with bespoke sleeper raised planting bed area and large workshop approx.10'9" x 19'1" with power and light.

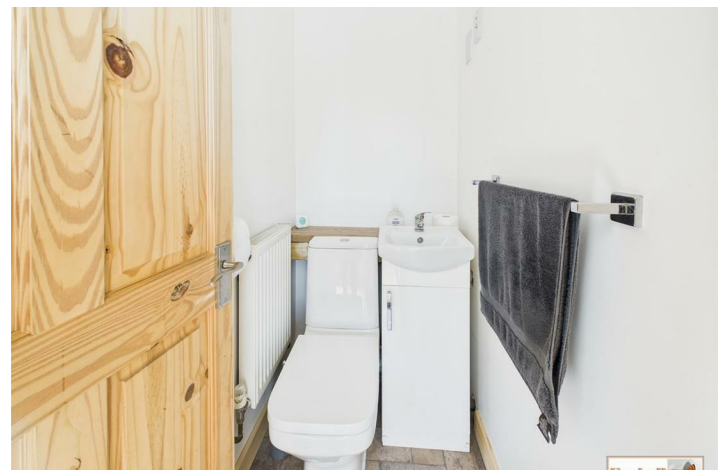
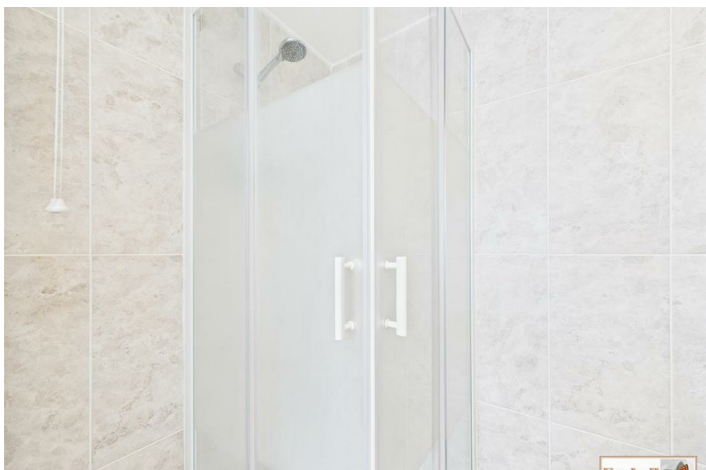
The majority of the garden is laid to lawn with a plum tree and a further large mature tree, solar lighting outside and tap and a further raised planting area at the back.

### Agents Notes

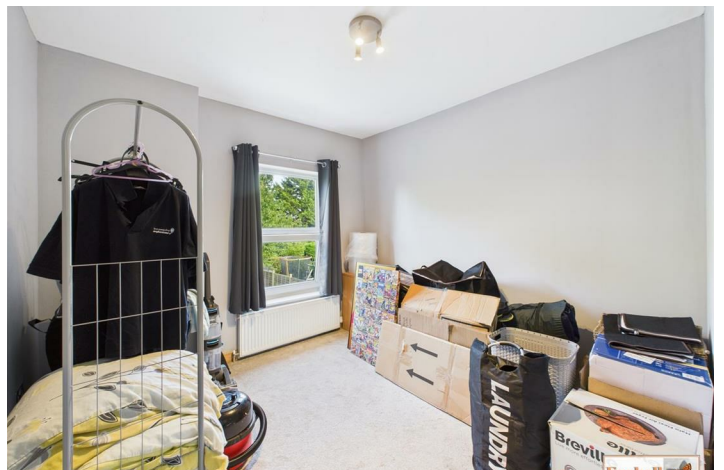
Tenure - Freehold

Council Tax Band - B











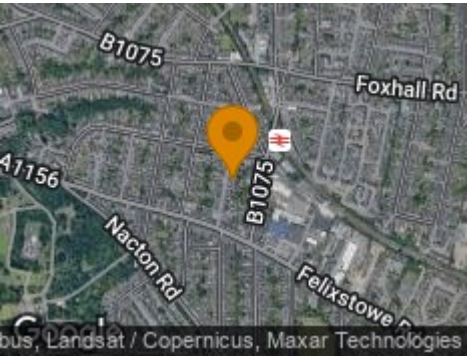




Road Map



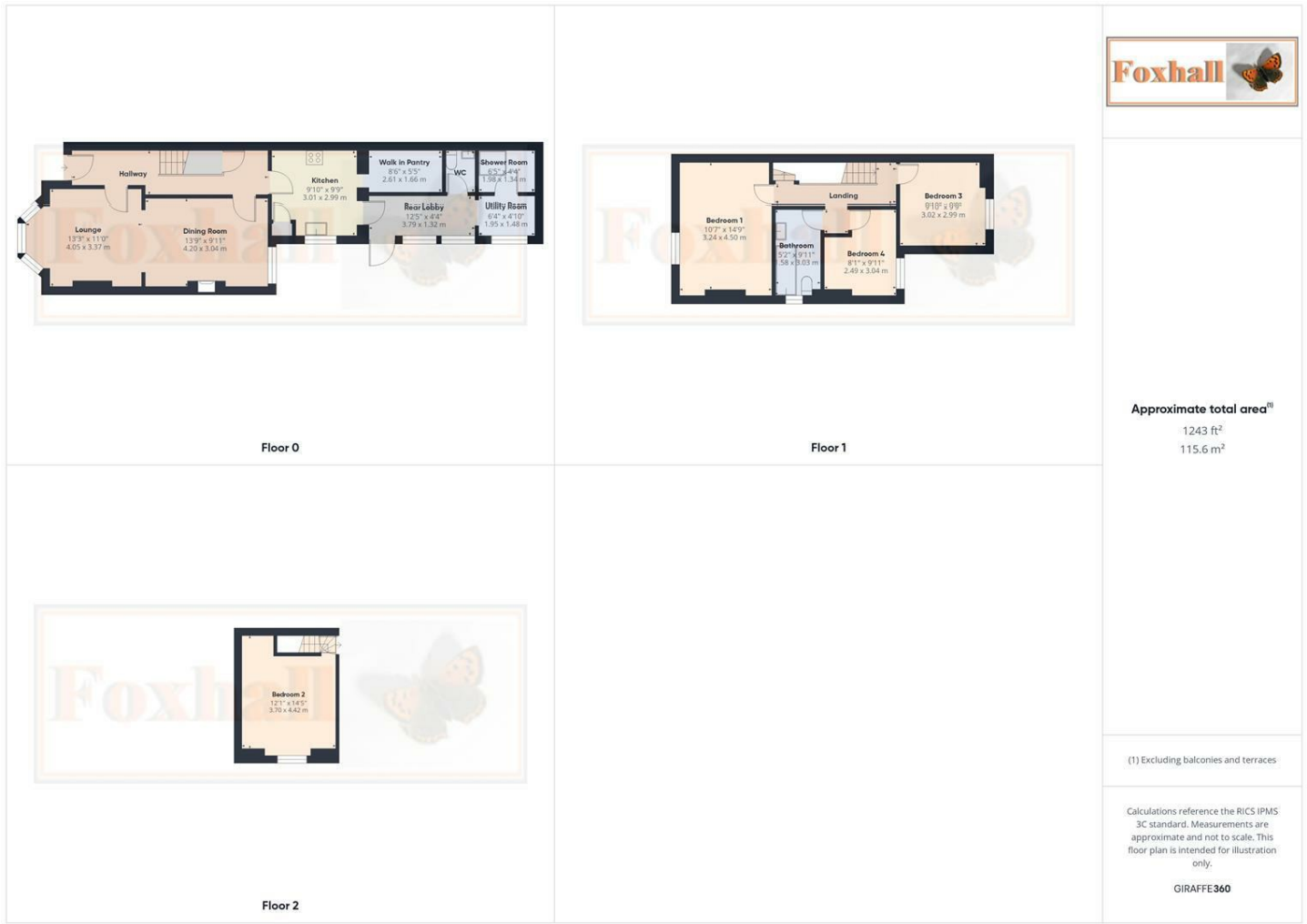
Hybrid Map



Terrain Map



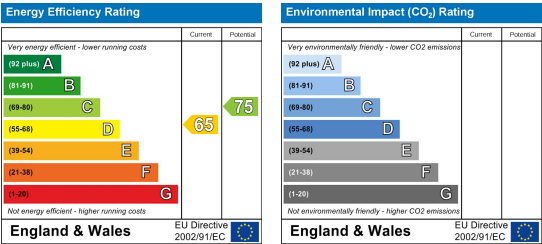
Floor Plan



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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