

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Wyvern Road

Ravenswood, Ipswich, IP3 9TJ

Offers in excess of £275,000



3



1



2



C



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Front Garden

Fencing surrounds the front of the garden with mature planting, including a rose bush and a flowering cherry tree, the driveway offers parking for two vehicles in front of the garage. A pedestrian gate and steps lead up to the front door and the pathway continues around to the rear garden.

Hallway

Tiled flooring, radiator, door to kitchen, door to lounge / diner, door to downstairs W.C, fuse board, smoke alarm, coving and stairs to the first floor.

Downstairs Cloakroom

Obscured double glazed window to the side, vanity wash hand basin, low-flush W.C, radiator, tiled flooring and tiled splashback.

Lounge / Diner

14'6 x 14'6 (4.42m x 4.42m)

Spotlights, two radiators, two double glazed windows to the front with fitted blinds, carpet flooring, large under stairs storage cupboard, dado rail and coving.

Kitchen

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

Comprising of wall and base units and cupboards and drawers under, space and plumbing for a washing machine and a dishwasher, ceramic 1 1/2 bowl sink drainer unit with mixer tap over, AEG oven (2018) and Indesit hob with a stainless steel extractor fan over the top, splashback tiling, laminate flooring and double glazed patio doors through to the conservatory. Worcester boiler in cupboard installed in 2018 and regularly serviced.

Conservatory

11'4 x 9'3 (3.45m x 2.82m)

Of double skin brick and UPVC construction with

laminate flooring, radiator, power and lighting, ceiling fan, glass roof and French doors out onto the rear garden.

Landing

Doors to bedrooms and bathroom, access to loft, smoke alarm and door to a good sized airing cupboard with Boiler Mate 180.

Bedroom One

12'6 x 8'6 (3.81m x 2.59m)

Carpet flooring, spotlights, double glazed window to the rear with fitted roller blind, radiator and built-in full length wardrobes with sliding doors

Bedroom Two

11'5 x 8'1 (3.48m x 2.46m)

Double glazed window to the front with roller blind, carpet flooring, triple fitted wardrobes and a radiator.

Bedroom Three

8'6 x 6'1 (2.59m x 1.85m)

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

Family Shower Room

6'10 x 4'9 (2.08m x 1.45m)

Large walk-in shower cubicle with both a rainfall and a hand held shower attachment, vanity wash hand basin, low flush W.C, with concealed backplate, tiled and mermaid backed walls, obscure double glazed window to the side, heated towel rail, lighted mirror with shaver point at the side, tiled flooring, spotlight and an extractor fan.

Rear Garden

38'4" x 16'8" (11.7 x 5.1)

A beautiful low maintenance rear garden with block paving, shingle borders with some mature planting and an outside tap perfect for entertaining and alfresco dining.

Garage

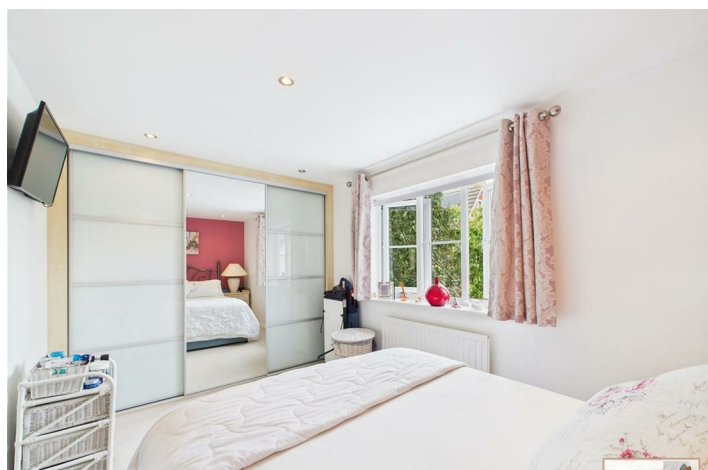
17'3 x 8'6 (5.26m x 2.59m)

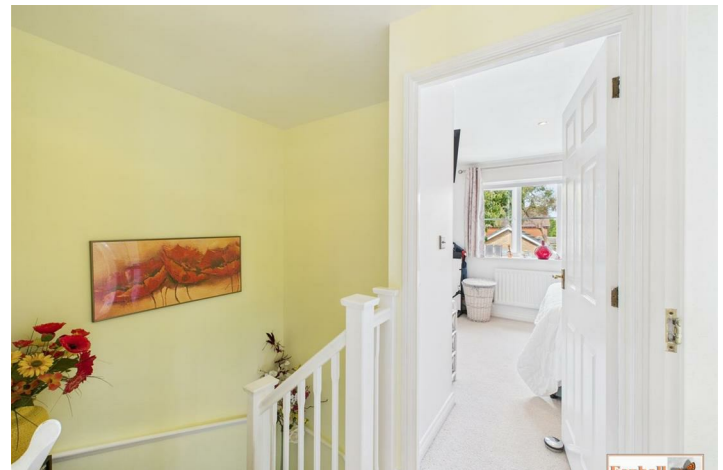
With manual up and over door and rafter storage area.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



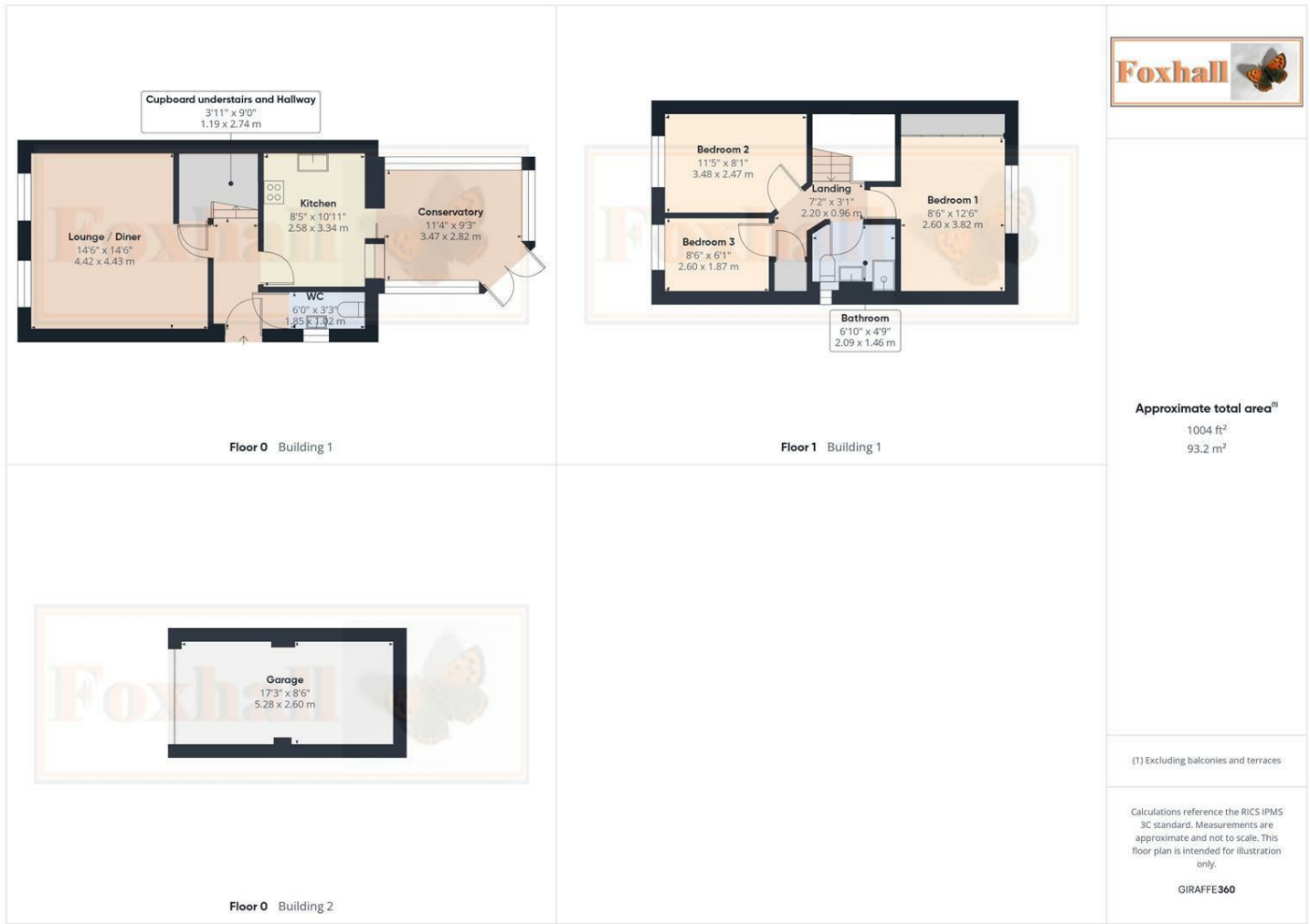
Hybrid Map



Terrain Map



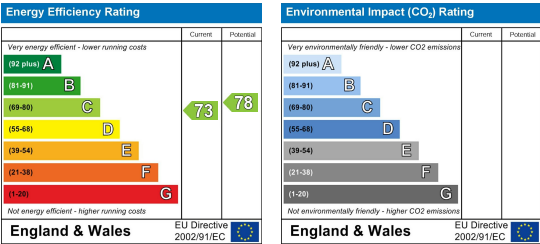
Floor Plan



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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