

# 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



## Byland Close

Stoke Park, Ipswich, IP2 9BQ

Asking price £210,000





# Byland Close

Stoke Park, Ipswich, IP2 9BQ

Asking price £210,000



## Front Garden

Access via a drop curb with parking for three cars comfortably via a patio slab front and hard standing concrete driveway, access via a carport with a gate into the rear garden.

## Entrance Hall

Entry via a obscure double glazed door to the hallway with an obscure double glazed window facing the side, access to the stairs, laminate flooring, understairs cupboard and doors to the lounge and kitchen.

## Kitchen

10'10" x 8'10" (3.30m x 2.69m)

Double glazed window facing the front, wall and base fitted units with cupboards and drawers, tiled-splashback, 1 1/2 stainless steel sink bowl and drainer unit, space for a oven, space and plumbing for a washing machine, space for a fridge freezer, coving and a floor standing Mexico Ideal boiler (unsure of age).

## Lounge

14'1" x 10'11" (4.29m x 3.33m)

Double glazed patio door going out to the garden and a double glazed window facing the rear, two radiators, laminate flooring and a gas fire.

## Landing

Doors to bedrooms one, two, three and the wet room style shower room with an airing cupboard housing the water tank.

## Bedroom One

14'2" x 10'11" (4.32m x 3.33m)

Double glazed window facing the rear, fitted storage cupboard, coving, fitted sliding wardrobes and a radiator.

## Bedroom Two

10'10" x 8'8" (3.30m x 2.64m)

Double glazed window facing the front, access to the loft (just fully insulated) and a radiator.

## Bedroom Three

9'5" x 6'10" (2.87m x 2.08m)

Double glazed window facing the rear, coving and a radiator.

## Wet Room Style Shower Room

7'1" x 5'11" (2.16m x 1.80m)

Double glazed obscure windows facing the front, extractor fan, fully tiled walls, pedestal wash hand basin with hot and cold taps, low flush W.C., wall mounted heater, wet room styled flooring with drainage, and a wall mounted electric shower.

## Garage

With wooden swing doors for entry to the front with power and light, felt roof, single glazed window to the rear and a door to the side going into the rear garden.

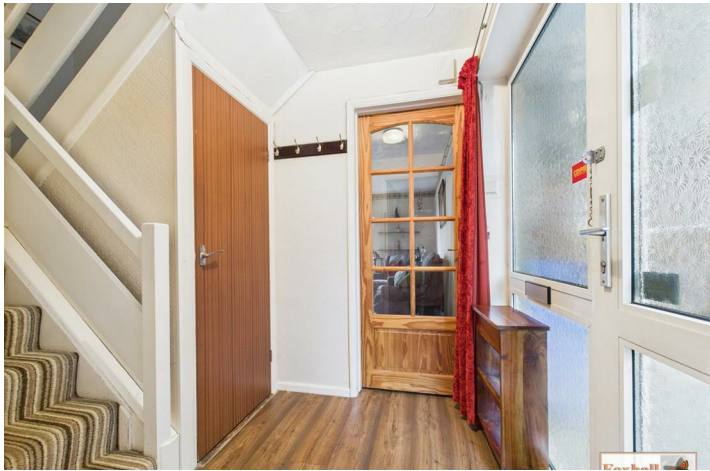
## Rear Garden

Fully enclosed low maintenance south westerly facing rear garden, mostly laid with resin red and blue with flowerbed borders, enclosed via panel and wire fencing with a gate that leads down the driveway to the front of the property.

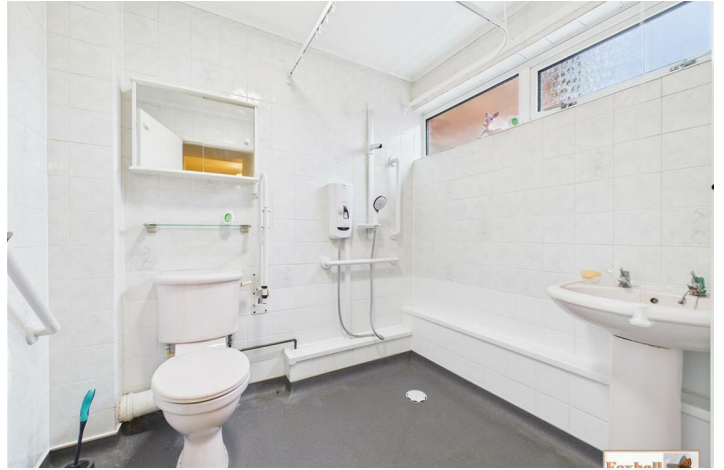
## Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



Floor Plan



**Approximate total area<sup>(1)</sup>**  
725 ft<sup>2</sup>  
67.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**Floor 0**

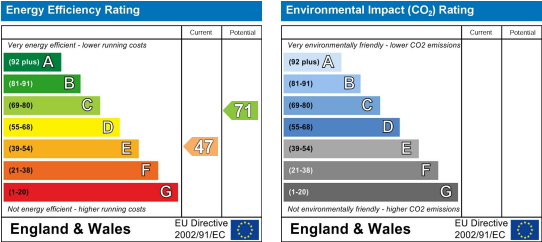


**Floor 1**

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.