

Foxhall



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Roy Avenue

East Ipswich, Ipswich, IP3 8LN

Offers over £330,000



19 Roy Avenue

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Front Garden

Block paved driveway providing off road parking for multiple vehicles, there is gated side access and a front aspect UPVC door into the entrance hallway.

Entrance Hallway

Front aspect UPVC door, front aspect frosted double glazed windows, side aspect door into the lounge/diner, side aspect door to the W.C., under stairs cupboard, stairs to the first floor, radiator and laminate flooring.

Lounge Area

11'9" x 10'9" (3.6 x 3.3)

Front aspect double glazed bay window, radiator and laminate flooring.

Dining Area

10'11" x 9'9" (3.35 x 2.99)

Rear aspect double glazed sliding door, open through to the kitchen, radiator and laminate flooring.

Sunroom

12'0" x 8'9" (3.67 x 2.69)

Rear aspect double glazed bi-fold doors into the garden, roof lantern, side aspect double glazed windows and laminate flooring.

Kitchen

15'0" x 7'4" (4.59 x 2.25)

Base and eye level units, square edge worktops and tiled splash-backs, integrated electric oven, integrated electric hob with extractor over, integrated dishwasher, integrated sink and drainer, space for American style fridge/freezer. Rear aspect double glazed window, side aspect double glazed door and tiled flooring.

W.C

Low level W.C., hand wash basin, side aspect frosted double glazed window and laminate flooring.

Landing

Side aspect double glazed window, doors to all bedrooms, the bathroom and over stairs storage cupboard, loft access and carpet flooring.

Bedroom One

13'1" x 9'10" (3.99 x 3.01)

Front aspect double glazed bay window, full width built-in wardrobes, radiator and carpet flooring.

Bedroom Two

11'1" x 9'10" (3.38 x 3.02)

Rear aspect double glazed window, built-in wardrobe, radiator and carpet flooring.

Bedroom Three

7'10" x 7'5" (2.41 x 2.27)

Rear aspect double glazed window, radiator and carpet flooring.

Bathroom

Panel bath with stainless steel shower over, low level W.C., hand wash basin into vanity, stainless steel heated towel rail, front aspect frosted double glazed window, tiled walls and laminate flooring.

Rear Garden

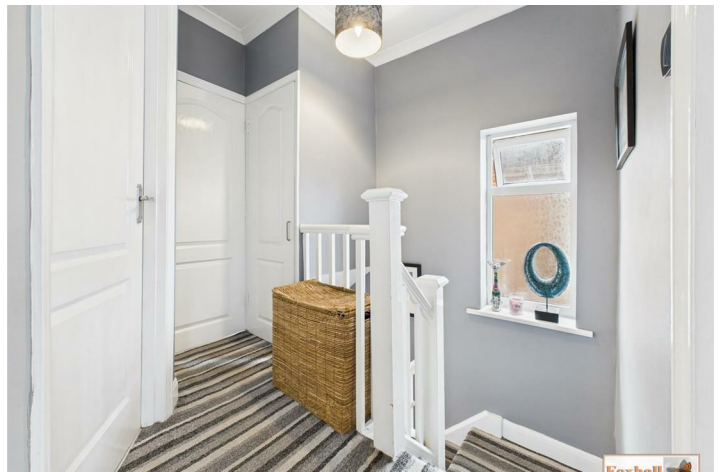
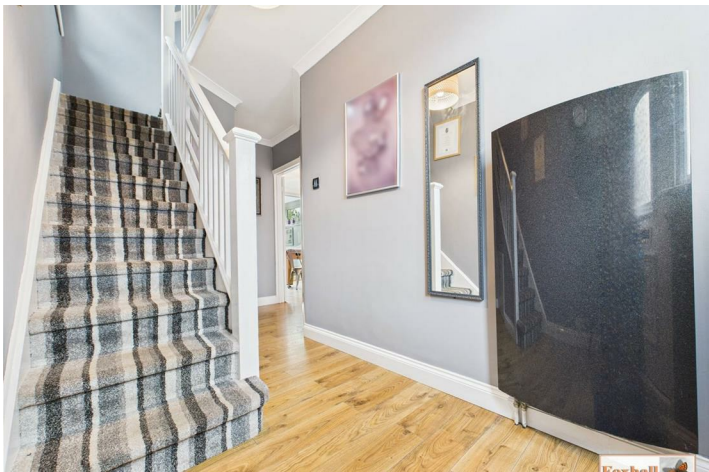
Enclosed to panel fencing the Westerly facing rear garden comprises of decked and artificial grass areas with a sunken heated swimming pool, recessed hot tub, sauna, outdoor shower and bar with power and light. There is a storage shed which houses the pumps and controls for the swimming pool and gated side access round to the front of the property.

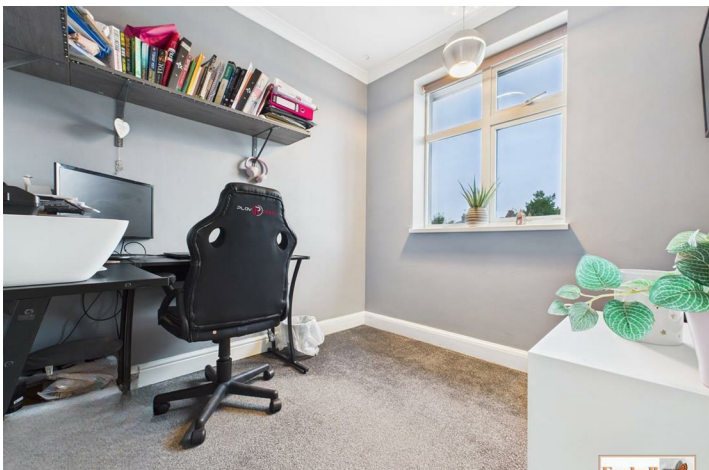
Agents Notes

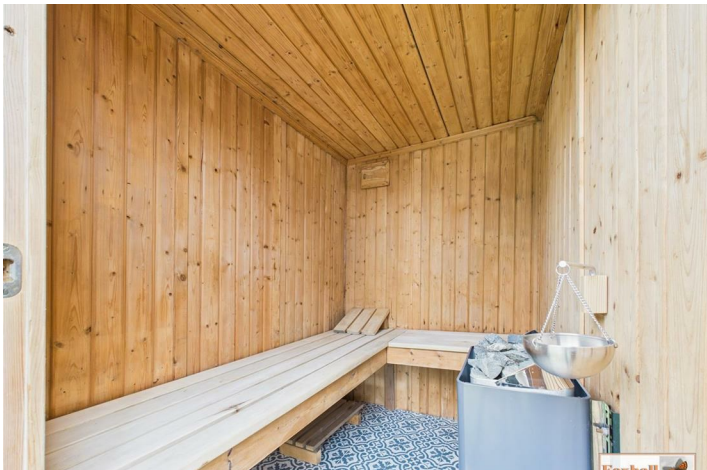
Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



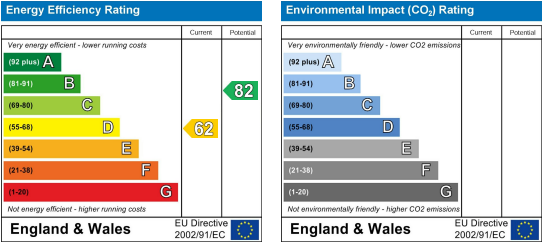
Floor Plan



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



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.