

Foxhall



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Halls Drift

Kesgrave, Ipswich, IP5 2DE

Guide price £300,000



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Front Garden

Low maintenance shingle and some shrubs and pathway to the front door. This superb position is unoverlooked and is set off a walkway and back from the road.

Entrance Hallway

Entrance door into the entrance hallway, carpet flooring, coving, radiator, stairs to the first floor, door to the kitchen / diner and downstairs W.C.

Lounge

18'5" x 9'10" (5.61m x 3.00m)

Double glazed window to the front, radiator, carpet flooring, coving, double glazed patio doors to the rear, phone point, aerial point, two radiators and shelves.

Downstairs Cloakroom

Wash hand basin, low-flush W.C., splash-back tiling, radiator, carpet flooring, fuse box and extractor fan.

Kitchen

13'4" x 8'10" (4.06m x 2.69m)

Comprising of wall and base units with cupboards and drawers under work-surfaces over, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap over, Ideal boiler in the cupboard (regularly serviced), oven with stainless steel four ring gas hob over and stainless steel extractor over, space and plumbing for a washing machine, space for a full height fridge / freezer, radiator, vinyl flooring, double glazed window to the rear with fitted blinds, double glazed and UPVC door to the rear, splash-back tiling and a large under stairs cupboard.

Dining Area

9'11" x 9'0" (3.02m x 2.74m)

Double glazed window to the front, radiator, carpet flooring, phone point, coving and archway through to the kitchen.

Landing

Double glazed window to the rear, doors to bedrooms one, two and three and the family bathroom. There is an airing cupboard that houses the tank and shelving unit, loft hatch and a radiator.

Bedroom One

13'0" x 9'9" (3.96m x 2.97m)

Double glazed window to the front, radiator, aerial and phone point, double built-in wardrobes, door to en-suite and carpet flooring.

En-Suite

9'8" x 5'1" (2.95m x 1.55m)

Walk-in shower cubicle with shower attachment, pedestal wash hand basin, low-flush W.C., shaver point, radiator, carpet flooring and obscure double glazed window to the rear.

Bedroom Two

12'5" x 8'10" (3.78m x 2.69m)

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

Bedroom Three

9'4" x 8'6" (2.84m x 2.59m)

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

Family Bathroom

Panel bath with a mixer tap and shower attachment over, pedestal wash hand basin, low-flush W.C., radiator, splash-back tiling, obscure double glazed window to the front, shaver point, extractor fan and carpet flooring.

Rear Garden

Fully enclosed mainly by brick wall and some fencing, largely laid to lawn with a patio area and pathway

through to the rear gate and access to the garage and off road parking. Largely un-overlooked and secure.

Garage

17' x 9'3 (5.18m x 2.82m)

Manual up and over door with power and light.

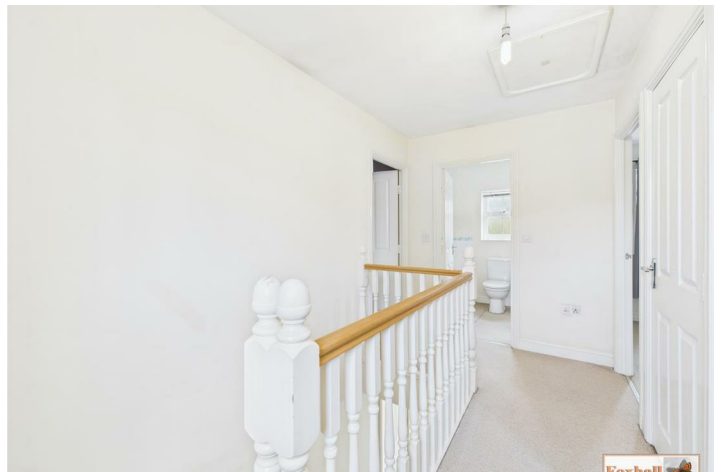
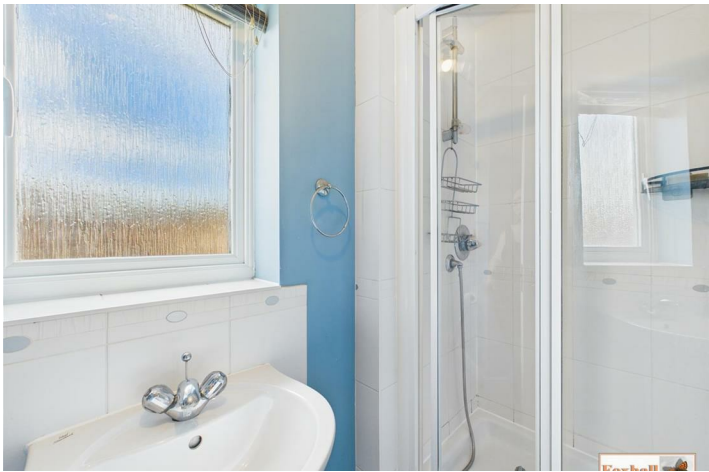
Agents Notes

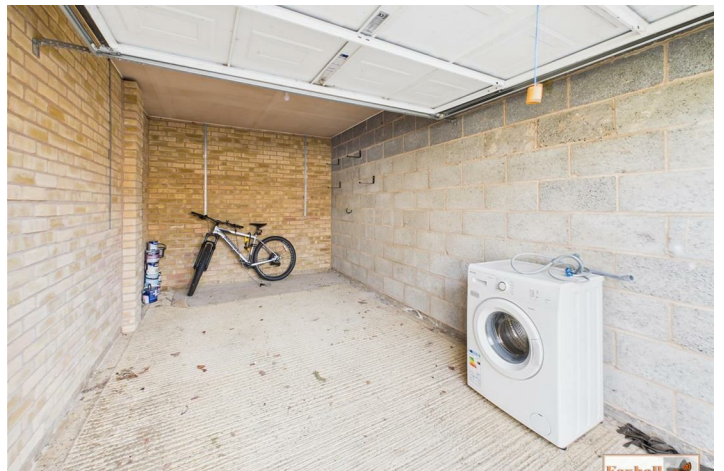
Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



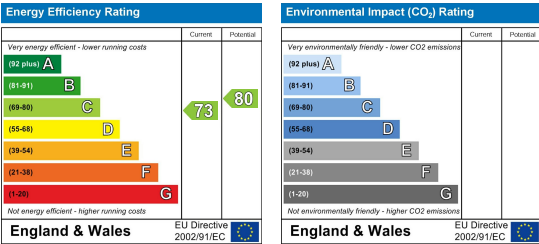
Floor Plan



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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