

Foxhall



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2 Tabs Cottages Jacks Field

Witnesham, Ipswich, IP6 9FA

Guide price £385,000

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Summary continued

To the outside are two ample parking spaces with an electric car charger, fully landscaped rear garden together with shed and store / kennel to stay. To the front is access via both steps and ramp to the front door and a raised presentation to fully take in the benefit of the position in this no through road village location.

Together with 4 years left on the NHBC guarantee, this is a turnkey property and potential buyers are encouraged to ensure that they book a viewing as soon as possible so as to not miss out on this attractive family home.

Front Garden

Low maintenance front garden with both steps and ramp up to front door. There is also access by the neighbouring property via the path to the front to their property. The bank that the property sits on is split between 1 and 2 Tabs Cottage (currently has weedkiller membrane down). Two oversize car parking spaces and an electric car charging point at the side of the property.

Entrance Hallway

Karndean flooring, door to the bespoke under stairs cupboard, doors to the shower room, downstairs W.C., lounge / diner and the kitchen / breakfast room. There is a smoke alarm, spotlights and stairs to the first floor fitted with an Ulster carpet.

Lounge / Diner

20'10" x 12'11" (6.35m x 3.94m)

Karndean flooring, double patio doors to the rear, double glazed window to the side, double glazed window to the front with fitted blinds to both windows, aerial and phone points, bespoke cupboards in the dining room to stay, multi-fuel wood burner in the lounge area, underfloor heating and spotlights.

Downstairs W.C.

5'10" x 2'10" (1.78m x 0.86m)

Double glazed window to the front with fitted roller blind, low-flush W.C., pedestal wash hand basin, access

to the fuse board, extractor fan, spotlight and Karndean flooring.

Kitchen

14'6" x 9'7" (4.42m x 2.92m)

Comprising wall and base units with cupboards and drawers under granite work surfaces over, breakfast bar, heated tiles and under floor heating, double glazed window to the rear with fitted roller blind, double glazed French doors to the side with integrated blinds and also vertical blinds, inset 1 1/2 sink bowl drainer unit with a mixer tap over, integrated dishwasher, AEG hob, glass splash-back, AEG stainless steel induction hob, deep pan drawers, integrated washing machine, raised splash-back integrated fridge / freezer, integrated larder cupboards, integrated AEG oven with a AEG micro oven above and under counter lights.

Wet Room

4'8" x 3'5" (1.42m x 1.04m)

Extractor fan, fully tiled walls, wet room flooring, shower attachment and a spotlight.

Landing

Ulster copper carpet, doors to bedrooms one, two and three and the bathroom, access to the loft (there is a light and insulation), large airing cupboard with the tank Ecodan renewable heating technology, condenser tank and storage in there, spotlights, alarm and a radiator.

Bedroom One

14'5" x 9'7" (4.39m x 2.92m)

Double glazed window to the side with fitted blinds, radiator and carpet flooring.

Bedroom Two

13'6" x 10'2" (4.11m x 3.10m)

Double glazed windows to the rear with fitted blinds, radiator, carpet flooring, aerial point and spotlights.

Bedroom Three

11'3" x 10'2" (3.43m x 3.10m)

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

Family Bathroom

8'9" x 6'0" (2.67m x 1.83m)

Four piece bathroom with a walk-in shower cubicle, heated towel rail, pedestal wash hand basin, low-flush W.C., panelled bath, spotlights, Velux window over, shaver-point, tiled floors and tiled walls.

Rear Garden

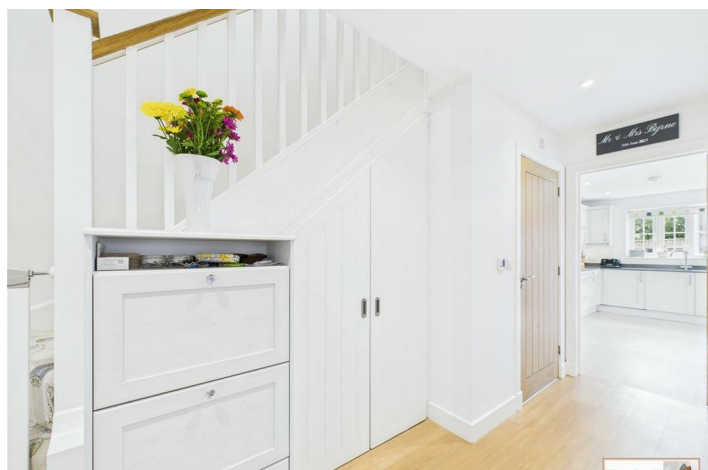
55'9" x 41'0" max (17 x 12.5 max)

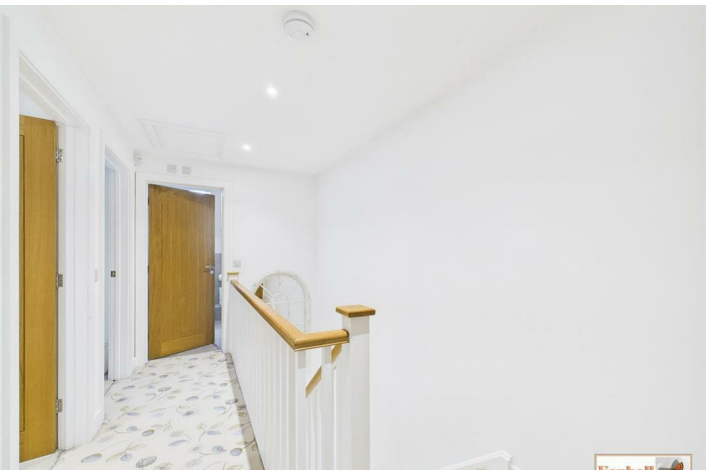
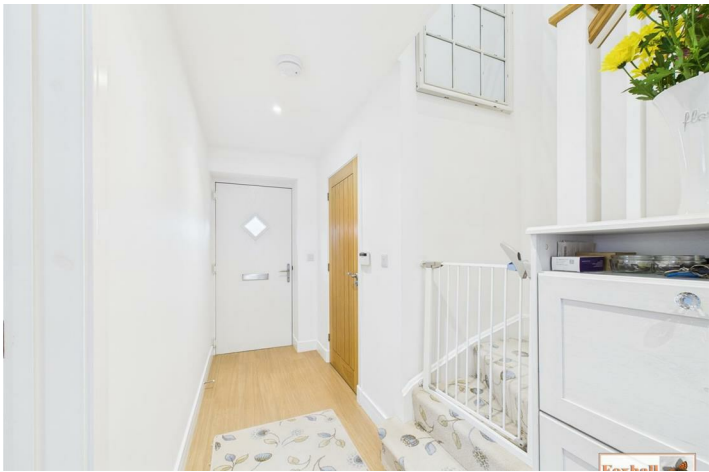
Fully landscaped and enclosed, shed to stay, outside tap, a storage shed / box to stay, mainly laid to astro-turf, two patio areas suitable for alfresco dining, retained sleeper border with mature plants, shrubs, etc, pedestrian door out into the rear and outside lights.

Agents Notes

Tenure - Freehold

Council Tax Band - D

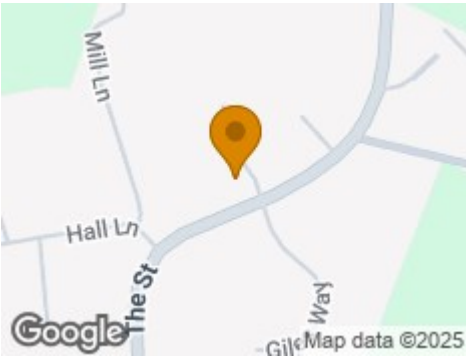








Road Map



Hybrid Map



Terrain Map



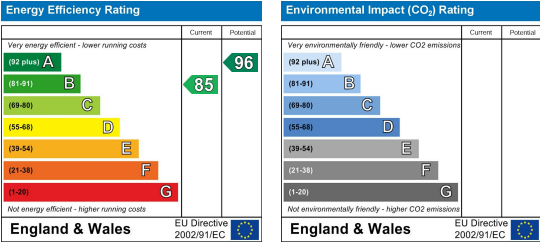
Floor Plan



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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