

Foxhall



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Abbott Way

Holbrook, Ipswich, IP9 2FF

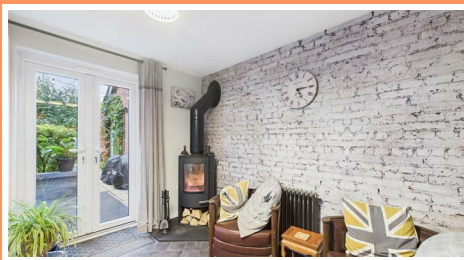
Guide price £400,000



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Front Garden

Accessed via a block paved private driveway servicing five houses in total, this house is at the very end and therefore no neighbouring vehicles drive past the house. There is a turning area, block paved driveway suitable for two vehicles accessing the rear garden and the garage and there are solar powered PIR lights and a pathway to the front door. The front garden has a small mature hedge and lawn with mature planting very nice and secluded and is setback from the road with a grass and tree lined pedestrian area in front.

Entrance Hallway

Doors off to the lounge, cloakroom W.C., and the kitchen / diner, utility cupboard, stairs up to the first floor, radiator, bespoke cupboards under the stairs with drawers and a seating area and a radiator.

Lounge

14'7" x 11'10" (4.47 x 3.63)

Feature fireplace with an electric fire, aerial and phone points, double glazed bay window to the front, carpet flooring and two radiators.

Cloakroom W.C.

Pedestal wash hand basin, splash-back tiling, low-flush W.C., fitted cupboards, extractor fan, spotlights, vinyl floor and a radiator.

Utility Cupboard

Houses the compressed tank and the workings for the solar panels and a water heater.

Kitchen / Diner

18'7" x 11'1" (5.66m x 3.38m)

Comprising of wall and base cupboards and drawers with worksurfaces over, Zanussi hob with solid splash-back with a stainless steel extractor over, upright splash-back, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap over, splash-back tiling, double glazed window to the rear with a roller blind, under counter lights and under plinth lights as well, Zanussi 1 1/2 oven in inset, Zanussi dishwasher inset, Zanussi fridge freezer, vinyl flooring, spotlights, double glazed pedestrian door into the

rear garden, multi-fuel wood burner in the corner with a hearth and a door into the utility room.

Utility Room

5'5" x 3'10" (1.66 x 1.19)

Another worksurface with undercounter units including an integral washing machine with space and plumbing, extra cupboards, space for a dryer, vinyl flooring and an extractor fan.

Landing

Doors to the bathroom and all four bedrooms, carpet flooring and a radiator.

Bedroom One

11'8" x 10'8" (3.58m x 3.27m)

Double glazed window to the front, radiator, double fitted wardrobe with mirror front, panelling, carpet flooring, radiator and a door to the en-suite.

En-Suite

6'8" x 4'0" (2.03m x 1.22m)

Walk-in shower cubicle with shower over, splash-back tiling, pedestal wash hand basin with splash-back tiling, low-flush W.C., vinyl flooring, extractor fan, spotlights and a radiator.

Bedroom Two

11'6" x 9'3" (3.52 x 2.84)

Double glazed window to the rear, carpet flooring, access to the loft and a radiator.

Bedroom Three

9'2" x 8'1" (2.80 x 2.48)

Double glazed window to the rear, radiator, carpet flooring and panelling.

Bedroom Four

7'9" x 7'4" (2.38 x 2.24)

Double glazed window to the front which looks out on to the tree lined area., radiator, carpet flooring, fitted shelving unit and a phone point.

Family Bathroom

6'7" x 5'6" (2.03 x 1.69)

Panelled bath with a shower over, pedestal wash hand basin, low-flush W.C., splash-back tiling, extractor fan, spotlights, vinyl flooring and a radiator.

Rear Garden

40' x 60' approx (12.19m x 18.29m approx)

Mainly laid to lawn, fully enclosed landscaped rear garden with plenty of mature shrubs, trees, bushes and planting, raised borders around the alfresco dining area and equally further down into the rear garden. Large decking area suitable for alfresco dining, with pedestrain gate to the block paved driveway, access to the garage with a pathway to the rear. In the rear garden there is a silver birch, fig tree, nectarine tree, further large decking area suitable for alfresco dining with lighting and a plugged in heater, two sheds and also a pathway to a summerhouse. There are plenty of electric points that go round the garden to provide plenty of lighting, also grapevine and a water feature (not staying but the electrics for it will be). At the rear of the garden is a covered walkway with vines growing over them.

Summerhouse

14'9" x 8'7" (4.52 x 2.63)

Power and lighting, bar area with a little undercounter area for a fridge, proper raised up door to get into the bar with little windows, etc. Power sockets with USB sockets, rear access door to enable you maintain the rear of the summerhouse with outside electric sockets. There is a small shed with a large shed to the side.

Garage

18'2" x 9'9" (5.54 x 2.98)

Manual up and over door, plenty of rafter storage with power and lighting, plenty of shelves, etc, room for things like chest freezers dryers, etc or to have a garden office room with a pedestrian door going out into the garden.

Agents Notes

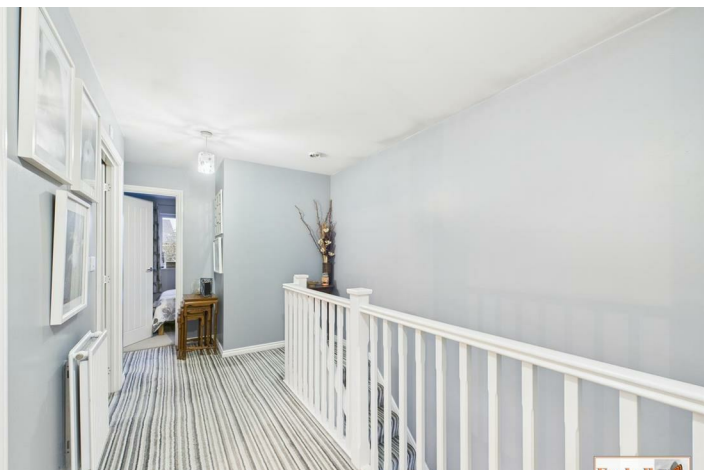
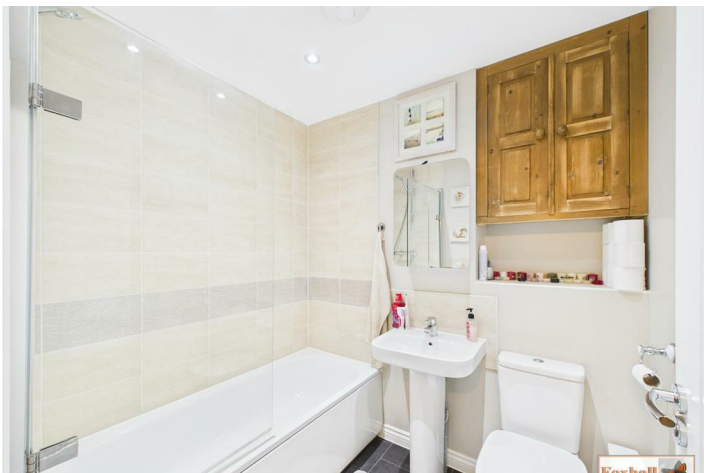
Tenure - Freehold

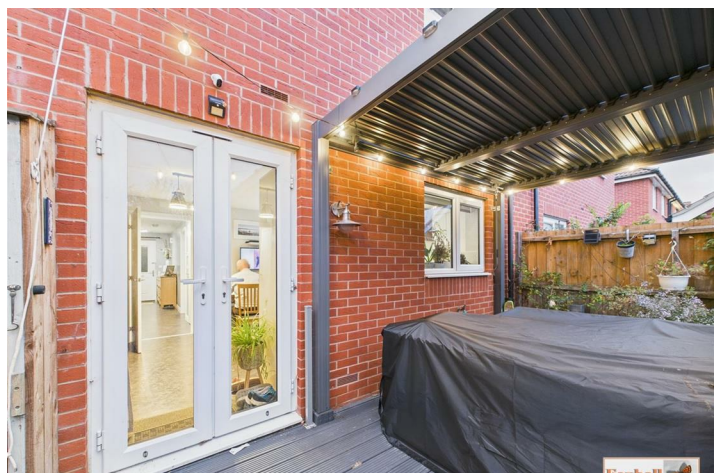
Council Tax Band - D

Four solar panels are owned outright.











Road Map



Hybrid Map



Terrain Map



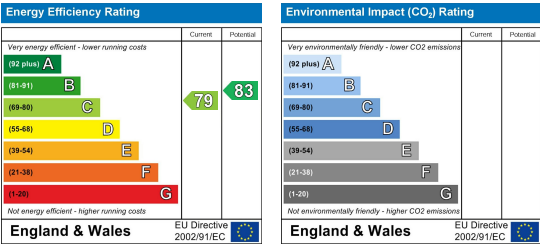
Floor Plan



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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