

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



Melbourne Road

Australian Estate, Ipswich, IP4 5PP

Offers in excess of £375,000



4



2



2



C



Melbourne Road

Australian Estate, Ipswich, IP4 5PP

Offers in excess of £375,000



Front Garden

Partially enclosed via picket fence mostly laid to lawn with a pathway leading to the front door and shingle borders with a driveway for two cars comfortably via a stone shingle driveway with a gate to the side leading to the rear garden.

Entrance Hall

Entry via a double glazed UPVC door facing the front, radiator, access to the stairs, doors to bedroom one and four/dining room, lounge, bathroom and kitchen / dining room with natural wood flooring.

Bedroom One

11'10" x 9'8" (3.61m x 2.95m)

Double glazed window facing the front and a radiator.

Dining Room/Bedroom Four

13'6" x 9'8" (4.11m x 2.95m)

Double glazed bay window facing the front with natural wood flooring, spotlights, coving, built-in sliding storage area with in-built shelving, radiator and a double door storage cupboard.

Lounge

10'11" x 13'4" (3.33m x 4.06m)

Double glazed double French style doors facing the rear with double glazed windows around and a modern floor to ceiling height radiator.

Kitchen/Dining Room

20'1" x 8'0" (6.12m x 2.44m)

Double glazed window facing the side, double glazed double French style doors facing the rear, radiator, modern fitted downlights, wall and base fitted units with cupboards and drawers, built-in oven with a hob and a cooker hood above, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap above, plumbing for a

washing machine, integrated dishwasher, roll-top work surfaces, space for a large fridge freezer and laminate flooring throughout.

Four Piece Bathroom

9'10" x 6'7" (3.00m x 2.01m)

Double glazed obscure window facing the rear, extractor fan, shaver point, step-in shower cubicle with a waterfall showerhead, splash-back boarding, panel bath with mixer taps and a shower attachment with tiled splash-back, laminate flooring and a heated towel rail.

Landing

Skylight feature, radiator and doors to bedrooms two three and the bathroom.

Bedroom Two

Double glazed window facing the front, radiator, spotlights, eaves storage cupboard which houses the I-mini 30 boiler (unsure of age), regularly serviced.

Bedroom Three

Double glazed window facing the rear, spotlights, radiator and fitted wardrobes.

Bathroom

Double glazed obscure window facing the rear, spotlights, extractor fan, panel bath with mixer taps and tiled splash-back. Low-flush W.C., vanity wash hand basin with tiled splash-back and a mixer tap, stainless steel heated towel rail and laminate flooring.

Rear Garden

Large modern patio area perfect for seating, entertaining and alfresco dining which is porcelain slabs. The garden is sectioned off with a picket fence and a gate leading to a pathway with an area mostly laid to lawn with raised flower bed borders and access to a shed. There is also a

side passage with an outside tap and a gate leading to the front of the property.

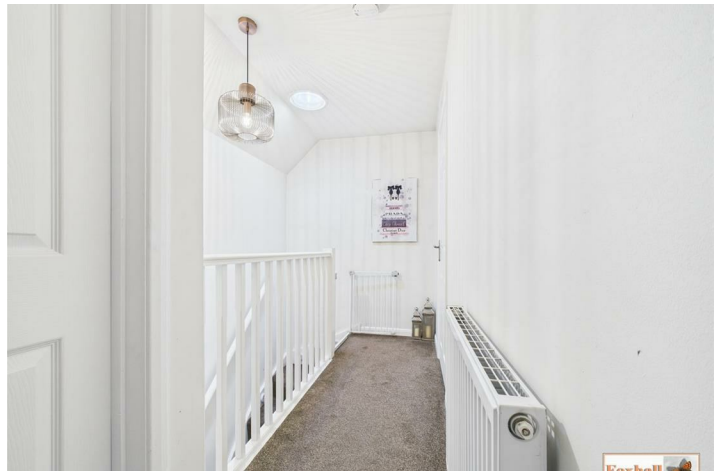
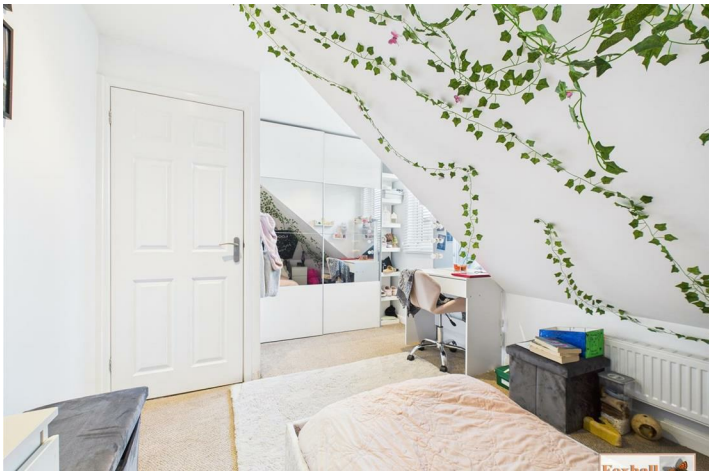
Agents Notes

Tenure - Freehold

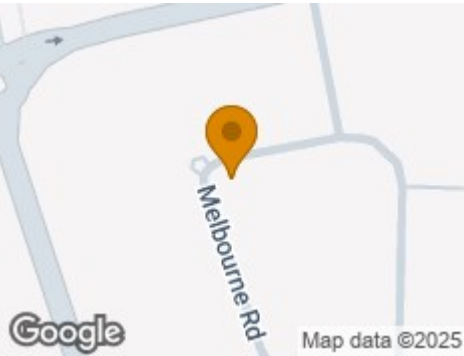
Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



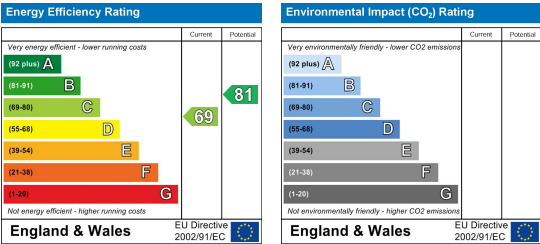
Floor Plan



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



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.