

# Foxhall



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## Sewell Wontner Close

Kesgrave, Ipswich, IP5 2GB

Price £450,000





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## Front Garden

Off-road parking for five cars comfortably via block paving and hardstanding concrete with a gate to the side leading to the rear garden.

## Entrance Hallway

Double glazed obscure door giving you entry into the property from the side with a double glazed window alongside, radiator, access to the stairs, ceramic tiled flooring throughout, spotlights, coat hanging and shoe storage area under the stairs with doors to the cloakroom W.C., the extended lounge / diner and the opening entrance into the kitchen / breakfast room.

## Cloakroom W.C.

Extractor fan, spotlights, low-flush W.C., vanity wash hand basin with a mixer tap, half-tiled walls, tiled flooring and a radiator.

## Lounge / Diner

26'8" x 11'3" (8.13m x 3.43m)

Two double glazed bi-folding doors facing the rear, ceramic tiled flooring, spotlights, feature downlight, feature modern floor to ceiling radiator and a glass sliding door into the office/study/snug.

## Office / Study / Snug

9'7" x 6'5" (2.92m x 1.96m)

Double glazed window facing the front and a radiator.

## Kitchen / Breakfast Room

16'1" x 9'2" (4.90m x 2.79m)

Two double glazed windows facing the front, double glazed window facing the side, spotlights, wall and base fitted units with cupboards and drawers. Built-in AEG oven with grill function, space for a large double fridge freezer, built-in AEG microwave, five gas ring AEG hob with a cooker hood above, single sink bowl and drainer inset into the roll-top quartz worktops, integrated

dishwasher, integrated wine fridge, ceramic tiled flooring, door to the utility room and plenty of space for a table.

## Utility Room

5'4" x 5'0" (1.63m x 1.52m)

Double glazed door going out to the side giving you access to the rear garden, base level units with cupboards and worksurfaces, wall mounted Ideal Logic boiler which is 14 years old and regularly serviced (vendors looking to have this replaced), plumbing for a washing machine, tiled splash-back, radiator and ceramic tiled flooring

## Landing

Double Glazed window facing the side, doors to bedrooms one, two, three and four and the bathroom, there is also access to the loft which is part boarded, has a drop down ladder but no light.

## Bedroom One

15'9" x 9'10" (4.80m x 3.00m)

Double glazed window facing the front, radiator and a door into the en-suite shower room.

## En-Suite Shower Room

8'1" x 3'9" (2.46m x 1.14m)

Double glazed obscure window facing the side, spotlights, extractor fan, step-in shower cubicle with a modern glass screen and a waterfall shower head, vanity wash hand basin with a mixer tap, low-flush W.C., heated towel rail and fully ceramic tiled walls and flooring.

## Bedroom Two

18'3" x 9'9" (5.56m x 2.97m)

Double glazed window facing the front and a radiator.

### Bedroom Three

12'3" x 7'9" (3.73m x 2.36m)

Double glazed window facing the rear and a radiator.

### Bedroom Four

8'3" x 7'4" (2.51m x 2.24m)

Double glazed window facing the rear and a radiator.

### Bathroom

8'0" x 6'0" (2.44m x 1.83m)

Double Glazed obscure window facing the side, extractor fan, spotlights, heated towel rail, standalone feature bath with feature mixer taps and shower attachment, built-in tiled shelving inset into the wall, vanity wash hand basin with a mixer tap, low-flush W.C. with fully ceramic tiled walls and flooring and a sensor light on entry.

### Rear Garden

Fully enclosed landscaped north westerly facing rear garden with sleeper flowerbeds and artificial grass, large decking area with downlighting off the rear of the property and spotlights inset into the decking area, patio area to the rear which is perfect for seating, entertaining and alfresco dining and a decking area that accommodates a shed. There is also side access down the side of the property leading to the front via a gate, an outside tap and power sockets.

### Agents Notes

Tenure - Freehold

Council Tax Band - E



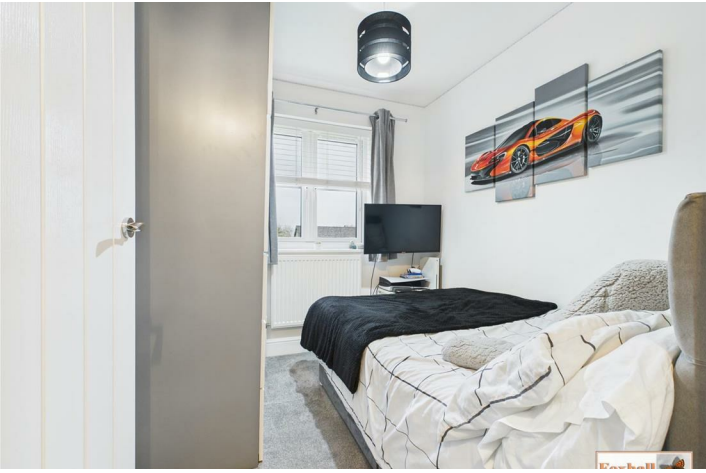










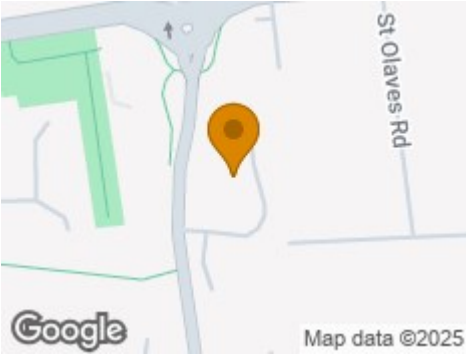








Road Map



Hybrid Map



Terrain Map



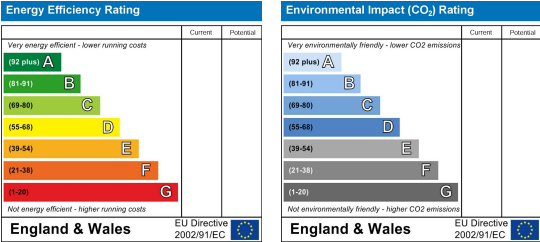
Floor Plan



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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