

Foxhall



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Bernard Crescent

South East, Ipswich, IP3 9LJ

Guide price £250,000



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Front Garden

Medium wall surrounding this large expanse of front garden with a few mature shrubs but mainly laid to block paved driveway suitable for 3 to 4 cars comfortably, access to both garage and workshop, wider than average pedestrian gate to the rear suitable for motorbikes, electric wheelchair and double buggies, etc and also an open porch to the front door.

Entrance Hallway

Entrance door into the entrance hallway with some secondary glazing, window with some secondary glazing, carpet flooring, radiator, dado rails, stairs up to the first floor, wall mounted Ideal Logic boiler, door to the lounge diner and front lounge.

Lounge

13'1" x 10'7" (3.99m x 3.23m)

Double glazed window to the front, wall lights, aerial point, radiator, coving, feature gas fire, tiled hearth and brick backing.

Family Room / Diner

10'10" x 16'2" (3.30m x 4.93m)

Double glazed window to the side, fireplace with gas fire inset, tiled hearth and tiled back, carpet flooring, coving, some built-in cupboards either side of the chimney breast, two radiators, cupboard under the stairs that has an obscure double glazed window and shelving and there is a phone and aerial points and an archway into the dining area.

Dining Room

10'4" x 7'4" (3.15m x 2.24m)

Radiator, laminate flooring, coving, aerial point and a double glazed patio door out to the rear garden.

Kitchen

9'6" x 8'2" (2.90m x 2.49m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel bowl and drainer unit with separate hot and cold taps, space and plumbing for a washing machine, space for a full size upright fridge / freezer, Inset Stoves electric oven, Stoves gas four ring hob, splash-back tiling, vinyl flooring, double glazed window to the side with fitted roller blind, coving, double glazed and UPVC door out to the rear garden and an archway through to the dining room.

Landing

Double glazed window to the side, doors to bedrooms one, two, three and the bathroom and an airing cupboard over the stairs housing the water tank and storage.

Bedroom One

11'0" x 9'5" (3.35m x 2.87m)

Double glazed window to the front, radiator, fitted wardrobes to either side of the chimney breast, carpet flooring and wall lights.

Bedroom Two

10'11" x 8'6" (3.33m x 2.59m)

Double glazed window to the rear, carpet flooring, radiator, picture rails, built-in wardrobe/cupboard and a small dressing area.

Bedroom Three

7'10" x 5'3" (2.39m x 1.60m)

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

Bathroom

7'0" x 6'3" (2.13m x 1.91m)

Panelled bath with a mixer tap over with shower and hand held shower attachment, wash hand basin, low-flush W.C., obscure double glazed window to the rear, obscure double glazed window to the side, vinyl flooring, radiator and access to the fuse board.

Rear Garden

35'5" x 46'3" (10.8 x 14.1)

Unusually large corner plot with westerly facing rear garden with large patio area suitable for alfresco dining, wooden archway through to a lawned area 3/4 of the garden is lawn, three apple trees (one is a cooking the other is eating they are prolifically producing lots of apples). Large shed to stay and access to a brick built garage and wooden workshop attached with an outside tap.

Workshop

Mainly wooden glass workshop with triple wooden front door at the front which can be opened to drive a vehicle in if required or opens as a pedestrian access if you only want to walk into the workshop, there is also a back door into the garden and a window with plenty of shelving, etc and an arch through to the garage. Access to the workshop and garage is through the back of the workshop.

Garage

Up and over door with a pedestrian door to the rear, there are electric points with power and lighting and an arch into the workshop.

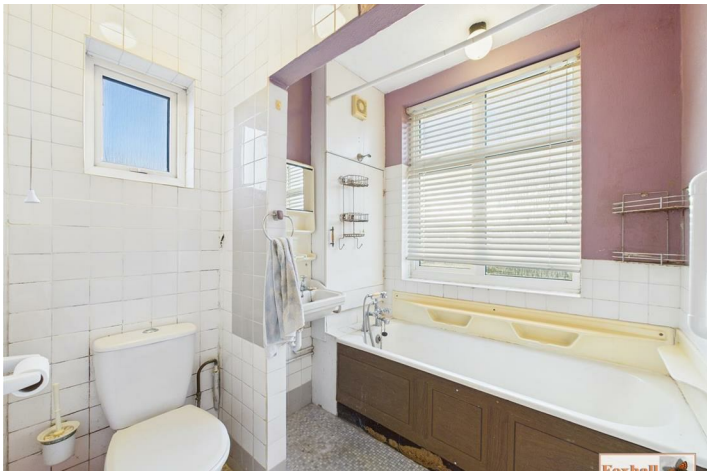
Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



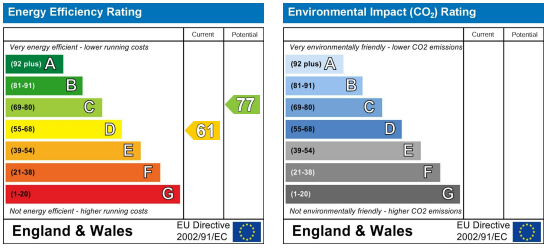
Floor Plan



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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