

# Foxhall



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## Woodbridge Road East

Copleston Catchment, Ipswich, IP4 5PH

Asking price £375,000





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## Front Garden

Previously mentioned the property enjoys the benefit of a long shingle driveway providing excellent area for off-road parking for several vehicles. There are neat lawned areas and access to the attached garage at the side.

## Entrance Porch

Recess entrance porch with entrance door and double glazed leaded light stained glazed style side windows.

## Entrance Hallway

Entry via a Entrance door with double glazed leaded light stained glazed side windows on either side and above, radiator, parquet flooring, stairs off to first floor, two under stairs cupboards doors to lounge, dining room and through to kitchen / breakfast room.

## Dining Room

12'2" x 12'0" (3.71m x 3.66m)

Double glazed bay window to front, radiator, attractive open fireplace and painted floorboards.

## Lounge

20'5" x 11'0" (6.22m x 3.35m)

Two radiators and bi-fold doors to the rear out onto the deck.

## Kitchen / Breakfast Area

13'7" x 6'9" + 8' x 7' (4.14m x 2.06m + 2.44m x 2.13m)

Kitchen Area - Comprises single drainer sink with a mixer tap, drawer, cupboards and appliance space under, double glazed window to the side, further worksurfaces with drawers cupboards under and wall mounted cupboards over, upright unit, wall mounted Baxi boiler, downlighters, under counter oven with hob over and extractor above.

Breakfast Area - Radiator, two double double glazed windows to the side and to the rear, downlighters and stable style door to the outside.

## Landing

Access to the loft, double glazed window to side and doors to bedrooms one, two, three and the family bathroom.

## Bedroom One

12'0" x 11'7" (3.66m x 3.53m)

Double glazed bay window to the front with fitted wardrobes and a radiator.

## Bedroom Two

14'0" x 10'0" (4.27m x 3.05m)

Double glazed window to the rear and a radiator.

## Bedroom Three

9'1" x 7'11" (2.77m x 2.41m)

Double glazed window to rear.

## Bathroom

8'0" x 5'10" (2.44m x 1.78m)

Claw foot bath with shower attachment, independent shower cubicle with shower, low-level W.C., pedestal wash hand basin, obscure double glazed window to front, radiator, downlighters and tiled walls.

## Rear Garden

Nicely enclosed south facing garden with decked area, mainly laid to lawn with ornamental trees and shrub borders.

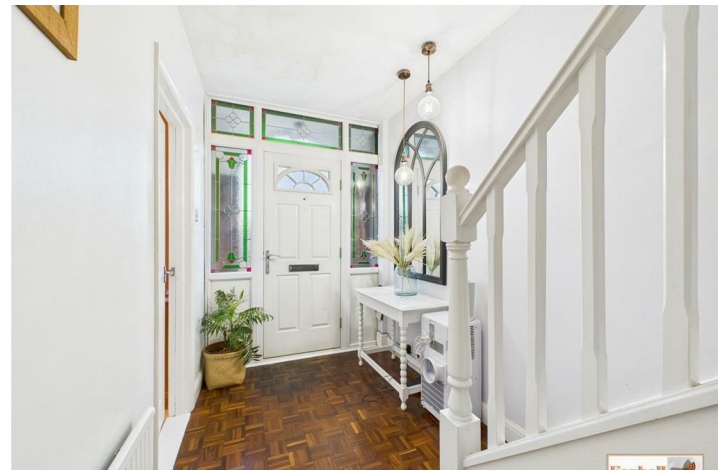
## Agents Notes

Tenure - Freehold

Council Tax Band - D













Road Map



Hybrid Map



Terrain Map



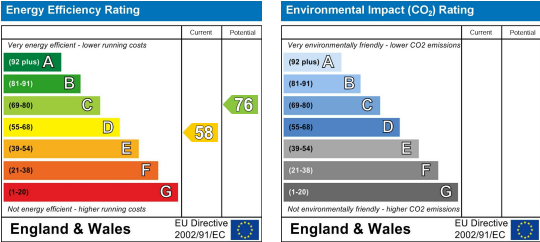
Floor Plan



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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