

Foxhall



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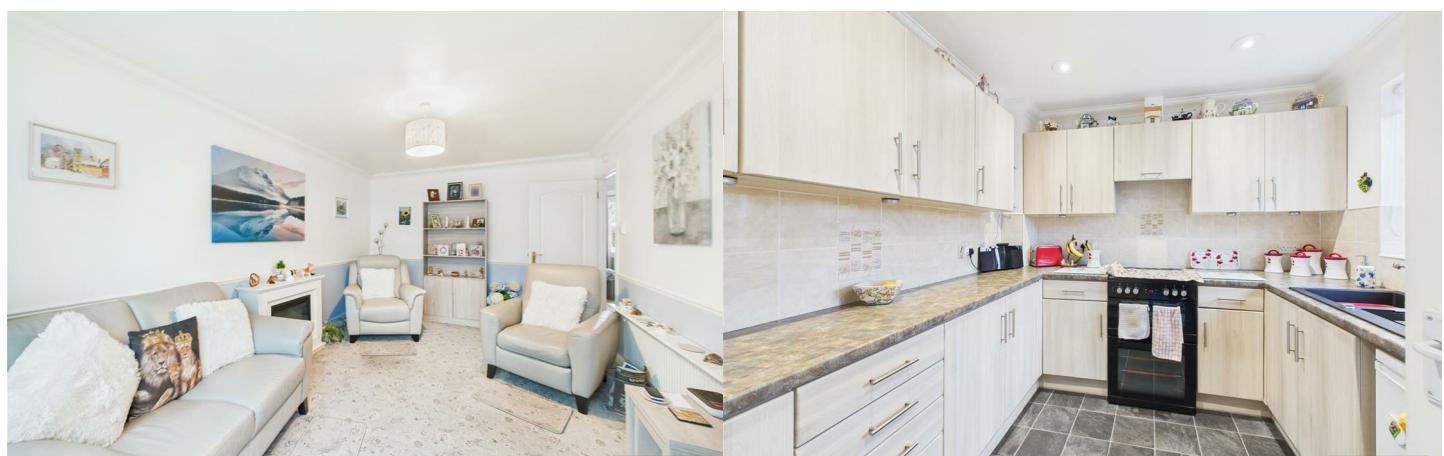
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Grantchester Place

Kesgrave, Ipswich, IP5 1BP

Offers in excess of £300,000



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Summary Continued

The popular Old Kesgrave location offers plenty of amenities including local shops, access to supermarkets, local bus routes, good school catchment areas (subject to availability) and easy access to the A12/A14.

In the valuers opinion, an early internal viewing is strongly recommended so as to not miss out on this immaculately presented property.

Front Garden

Sweeping driveway suitable for multiple vehicles and low maintenance front garden which could be used to increase parking spaces if required. Leading to the garage and front door. (Please note that driveway is split with the next door neighbour down the middle.)

Entrance Hallway

Entrance door into the entrance hallway, radiator with bespoke cover, drop down fitted ladder access to part boarded and insulated loft with storage units to stay, smoke detectors, doors to bedrooms one and two, door to the lounge/diner, door to the bathroom and door to the walk-in airing cupboard, with dado rails, coving, carpet flooring and access to the fuse board.

Lounge / Diner

15'5" x 10'4" (4.70m x 3.15m)

Double glazed patio doors to the rear leading to the conservatory, dado rails, coving, radiator, aerial and phone point, door off to the kitchen and carpet flooring.

Conservatory

9'6" x 6'6" (2.90m x 1.98m)

UPVC conservatory with door out into the rear garden, glass roof, radiator, wall light and carpet flooring.

Kitchen

8'10" x 8'6" (2.69m x 2.59m)

Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over, vinyl flooring, tiled walls, tiled splash-back, Asterite 1 1/2 Franke sink bowl drainer unit with a Franke mixer tap, Beko freestanding electric oven and built-in extractor fan over the top. Double glazed window to the rear of the property with fitted roller blind, space under counter for a fridge, space and plumbing for a dishwasher, spotlights, coving and a radiator.

Bedroom One

10'9" x 10'2" (3.28m x 3.10m)

Double glazed bay window to the front fitted with Venetian blinds, radiator, carpet flooring, coving and whole suite of fitted furniture including a dressing table, triple wardrobes, chest of drawers with bedside tables all to stay and matching. Aerial and phone point.

Bedroom Two / Currently used as Dining Room

8'10" x 7'2" (2.69m x 2.18m)

Double glazed window to the front fitted with Venetian blinds, radiator with bespoke cover, carpet flooring and coving.

Shower Room

6'4" x 5'5" (1.93m x 1.65m)

Walk-in shower cubicle with mermaid backing board and a Triton Jade 3 electric shower, vanity wash hand basin, low-flush W.C. with concealed back plate, plenty of further vanity cupboards, drawers shelves and worksurfaces, tiled walls throughout, tiled floor, obscure double glazed window to the side with fitted roller blinds, extractor fan and a heated towel rail.

Rear Garden

21'1" x 18'6" (6.430 x 5.662)

Very low maintenance and unoverlooked rear garden mainly set to patio and shingle with raised borders filled with plant, bulbs and shrubs, there is a shed 5'3" x 8'3" to stay with pedestrian access into the garage.

Garage

17'7" x 8'7" (5.36m x 2.62m)

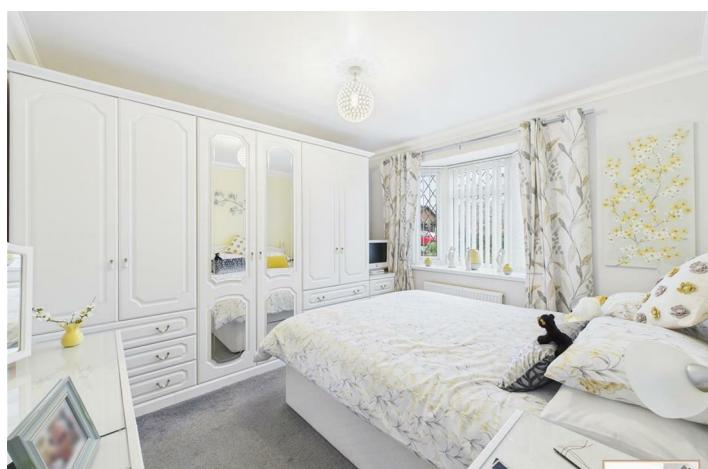
Electric up and over door, plenty of rafter storage, space and plumbing for a washing machine, space for a dryer, space for a full height fridge freezers a multitude of chest freezers, wall mounted combination Vaillant boiler installed 2002 and had a graphite steel part replaced and installed in 2017 and is regularly serviced every year (last service September 2025).

Agents Notes

Tenure - Freehold

Council Tax Band - C

Please note - the owner's onward purchase has already been secured and that property is end of chain.







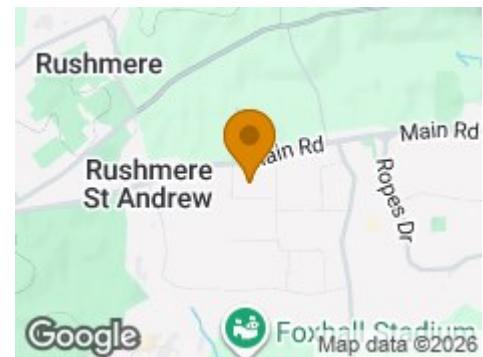
Road Map



Hybrid Map



Terrain Map



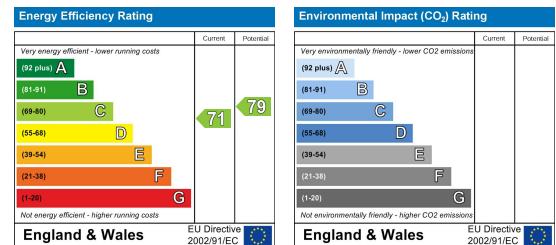
Floor Plan



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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