

Foxhall



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Temple Road

East Ipswich, IP3 8PA

Guide price £415,000

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Front Garden

Partially enclosed by a feature brick wall and off-road parking for four/five cars comfortably via a mixture of resin and hardstanding concrete driveway. As you will be able to see the hardstanding concrete part of the driveway has been readily prepared if you wanted to finish off the rest of the driveway with resin leading all the way to the garage. Also because the property gives you access via both sides there is a gate to both sides leading to the rear garden. As you will be able to see from the front of the property there are solar panels to the left side of the properties roof these are fully owned by the current vendors and are fully transferable.

Entrance Porch

Entry via double glazed double French style doors facing the side with obscure windows with double glazed obscure window above, laminate flooring and an obscure door entering the entrance hallway.

Entrance Hallway

Single glazed obscure windows around the entrance hall door with natural wood flooring, vintage style radiator, access to the loft and doors to the lounge, bedrooms one, two and three, bathroom and the kitchen.

Lounge

18'11" x 14'0" (5.77m x 4.27m)

Double glazed window facing the front, double glazed window facing the side, two vintage style radiators, natural wood flooring, a feature fireplace on a brick and tile base currently houses an electric fire but has a gas supply, feature faux beams on the ceilings and walls and coving.

Bedroom One

14'3" x 12'0" (4.34m x 3.66m)

Double glazed window facing the rear with a feature open fireplace with a wooden mantle, coving, vintage style radiator, laminate flooring with faux style beams.

Bedroom Two

12'8" x 11'2" (3.86m x 3.40m)

Double glazed bay window facing the front, vintage style radiator, coving, faux style beams for a country feel, a feature open chimney breast with a wooden mantle and laminate flooring.

Bedroom Three

9'4" x 9'0" (2.84m x 2.74m)

Single glazed window facing the side, vintage style radiator, coving, laminate flooring and faux beams on the walls and ceiling.

Bathroom

9'4" x 4'9" (2.84m x 1.45m)

Four piece bathroom with single glazed obscure window facing the side, feature standalone bath with a mixer tap that has a shower attachment, wall mounted vanity wash hand basin with a mixer tap, low-flush W.C., step-in shower cubicle, spotlights, extractor fan, stainless steel modern floor to ceiling radiator, fully tiled walls and flooring.

Kitchen / Breakfast Room

19'10" x 12'10" (6.05m x 3.91m)

Single glazed window to the side and rear, double glazed UPVC door with obscure window to the side going out into the garden, double glazed double French style doors going out into the conservatory, wall and base fitted units with cupboard and drawers finished off with quartz worktops, wall mounted Alpha boiler roughly 10 years old regularly serviced (currently due for a service). Space and plumbing for a washing machine, integrated dishwasher, space for a large fridge freezer, under counter fridge and freezers, Cookmaster double leisure oven with a cooker hood above. an island that sits four comfortably with cupboards and drawers below housing a granite worktop inset with a 1 1/2 sink bowl and drainer unit with a mixer tap above, tiled flooring, half panelled walls, tiled splash-back, spotlights and coving.

Conservatory

10'10" x 6'10" (3.30m x 2.08m)

Double glazed UPVC windows with quarter brick constructed and a pitched roof, radiator, double glazed French style doors to the side going out into the garden, tiled flooring with power and lighting.

Rear Garden

North-westerly facing fully enclosed landscaped rear garden with a beautiful feature large bricked bench circulating an area perfect for a fire pit, there is a very large patio area with steps down to a block paved feature area leading to a full covered pergola with a purpose built roof currently housing a hot tub (potentially to stay) which also has its own outdoor decking area. The garden is un-overlooked with an area mostly laid to lawn fully enclosed by panel fencing and a high brick wall to the rear with trees giving you plenty of privacy. There's also access to the outbuildings which are classed as a snug/office/study which are finished off with a feature composite cladding, access to the garage via a double glazed UPVC side door and access to the driveway and front garden via both sides of the property via a gate. There is a further decking area outside the outbuilding with shingle borders perfect for plant pots a patio and block paved pathways down the side of the property and an outside tap.

Outbuilding / Snug/Office/Study

13'11" x 8'4" x 19'0" x 5'5" (4.24m x 2.54m x 5.79m x 1.65m)

Separated into two rooms, the first room is currently being used as a dressing area but is ideal for an office or snug/study. Currently has entry via double glazed double French style doors, tiled flooring and a double glazed obscure window facing the side supplied with power. Second room which is currently (being used as a bedroom) has entry via double glazed double French style doors and has a double glazed obscure window facing the front, tiled flooring and power.

Garage

Manual up and over door, plenty of built-in shelving and has a slight extension on the rear. There is a single glazed window to the side, double glazed window to the

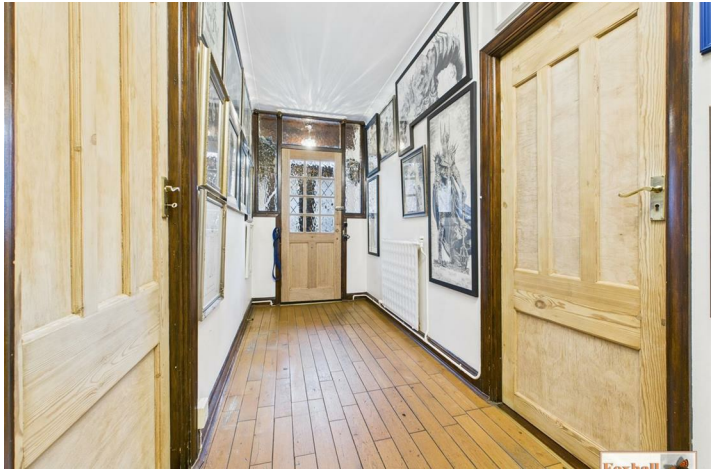
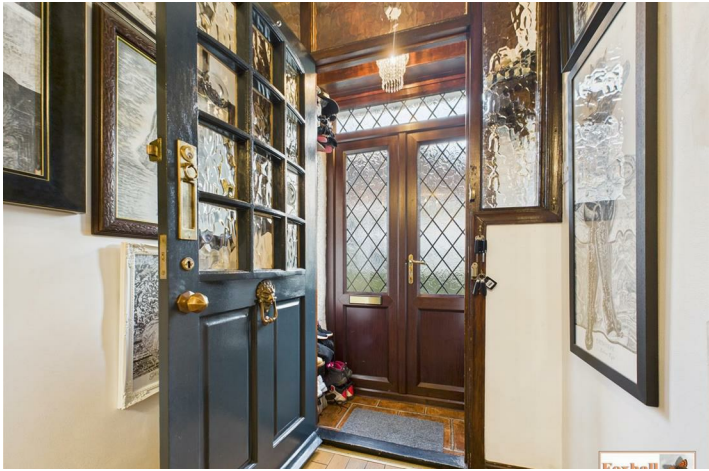
rear and a double glazed UPVC style door which is located on the side to give you access to the garden.

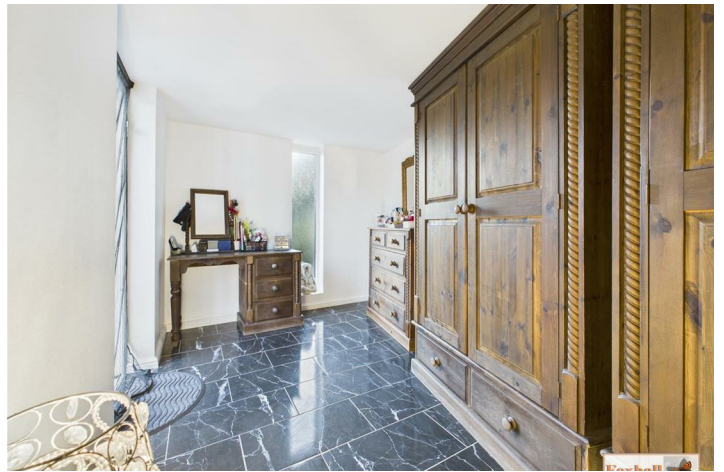
Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



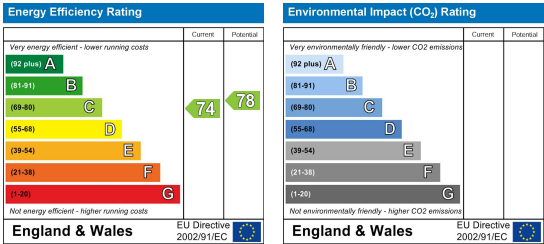
Floor Plan



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.