

# Foxhall



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## Meadow Crescent

Purdis Farm, Ipswich, IP3 8GD

Guide price £370,000





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## Front Garden

Low maintenance front garden with path to the front.

## Entrance Hall

Ceramic floor tiles, radiator, stairs to the first floor, coving, smoke alarm, doors into the lounge and downstairs cloakroom.

## Lounge

16'3" x 11'5" (4.95m x 3.48m)

Double glazed bay window to the front with fitted blinds, radiator, LVT flooring, feature fireplace with an inset electric fire and wood and glazed doors through to the kitchen/ diner / family area.

## Kitchen / Diner / Family Room

18'8" x 10'3" (5.69m x 3.12m)

Renovated just last year in 2024 and comprising of wall and base units with cupboards and drawers under, inset Zanussi 1 1/2 oven, AEG hob induction with extractor fan over, deep pan drawers, integrated bin drawer, dishwasher, space and plumbing for a washing machine, Asterite 1 1/2 sink bowl drainer unit with a mixer tap over, splash-back tiling, spotlights, LVT flooring, integrated fridge, integrated freezer, a wine fridge, plenty of larder cupboards, sockets with USB ports, plenty of shelving, radiator, double glazed window to the rear with integrated blinds and an archway through to the sunroom.

## Sun Room

10'0" x 6'10" (3.05m x 2.08m)

LVT flooring, comprising of UPVC and brick construction with integrated blinds, French doors out into the rear garden, glass roof with integral blinds and a radiator.

## Cloakroom W.C.

6'10" x 5'10" (2.08m x 1.78m)

Under stairs storage cupboard, low-flush W.C., pedestal wash hand basin, radiator, extractor fan, splash-back tiling, ceramic floor tiles and access to the fuse board.

## First Floor Landing

Doors to bedrooms one and two and the family bathroom, coving, radiator and carpet flooring.

## Bedroom One

13'8" x 11'4" (4.17m x 3.45m)

Double glazed bay window to the front with integrated blinds, radiator, carpet flooring, coving and door to the en-suite.

## En-Suite

7'0" x 4'0" (2.13m x 1.22m)

Replaced in August 2024 and comprising large walk-in shower cubicle with hand held shower and a rainfall shower and fully tiled walls, pedestal wash hand basin, low-flush W.C. with concealed back plate, heated towel rail, extractor fan, spotlights, laminate flooring and splash-back tiling, half tiled walls and marble shelf.

## Bedroom Two

11'5" x 8'11" (3.48m x 2.72m)

Double glazed window to the rear, radiator, carpet flooring and coving.

## Family Bathroom

8'1" x 6'10" (2.46m x 2.08m)

Replaced in August 2024 and comprising freestanding bath with a mixer tap over with hand held rose-gold shower attachment, LVT flooring, heated towel rail also in rose-gold, pedestal wash hand basin with rose-gold tap, low-flush W.C. with concealed back plate, half tiled walls, marble window sill, double glazed obscure window to the rear, spotlights and an extractor fan.

## Second Floor Landing

Doors to cloakroom, bedrooms three and four, cupboard housing the C/Boiler Mate 2000 integrated thermal storage tank with some shelving as well for storage, Velux roof light, coving and carpet flooring.

## Bedroom Three

12'1" x 8'6" (3.68m x 2.59m)

Double glazed window to the rear, carpet flooring, radiator with loft access. This is a large double bedroom.

## Bedroom Four

11'11" x 7'0" (3.63m x 2.13m)

Small double with double glazed window to the front, radiator and carpet flooring.

## Second Cloakroom W.C.

6'2" x 3'10" (1.88m x 1.17m)

Low-flush W.C with concealed back plate, wall mounted wash hand basin with hot and cold taps, radiator and LVT flooring.

## Rear Garden

Fully enclosed rear garden mainly laid to lawn with a pedestrian access to the garage, outside tap and a patio area suitable for alfresco dining, pathway to the garage door and some mature planting including a buddleia and hydrangea.

## Garage

Manual roller door, power and lighting with plenty of rafter storage, there is a block paved driveway with an allocated parking space in front of the garage that can fit three cars and further added spaces next to the garage. (The garage is accessed to the side of the property as opposed to in the front.) Shared access via the right hand driveway which serves four houses and a couple more garages to the rear of the property.

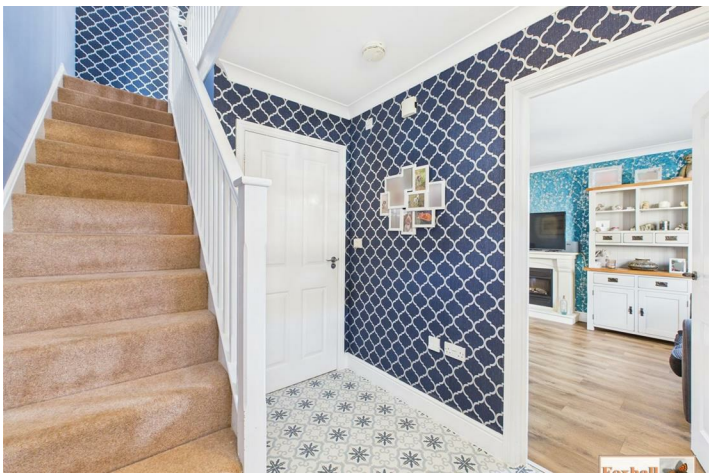
## Agents Notes

Tenure - Freehold

Council Tax Band - D

















Road Map



Hybrid Map



Terrain Map



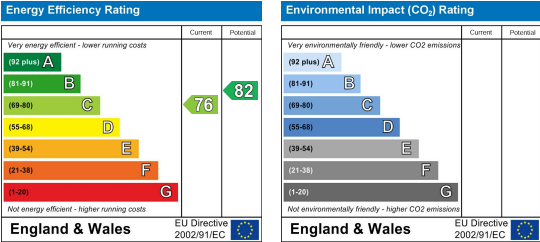
Floor Plan



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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