

Foxhall



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Spring Road

East Ipswich, IP4 5NA

Price £260,000



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Front Garden

Low maintenance front garden mainly laid to shingle with a pathway to entrance porch and fully enclosed by panel fencing and a gate.

Entrance Porch

Entry via a double glazed obscure double French style doors to the front, with double glazed obscure windows either side and above, natural stone floor and a double glazed obscure door to the entrance hall.

Entrance Hall

Access to the stairs, doors to the lounge and the third reception room.

Lounge

10'1" x 9'10" (3.07m x 3.00m)

Double glazed window facing the front, coving, radiator, fitted storage cupboard with sliding doors which accesses the electrics and the gas meter, feature unused fireplace and laminate flooring.

Third Reception Room

9'11" x 9'0" (3.02m x 2.74m)

Double glazed window facing the front, coving radiator, feature open fireplace with a wooden mantle and a stone base, laminate flooring, under stairs cupboard and a door into the kitchen/dining area.

Open Plan Kitchen / Dining Area

11'2" x 9'8" + 12'2" x 9'4" (3.40m x 2.95m + 3.71m x 2.84m)

Double glazed window facing the rear, wall mounted Ideal instinct combi boiler, wall and base units with cupboards and drawers, integrated fridge, and freezer, butler sink with a mixer tap over, plumbing for a washing machine, integrated electric oven with an electric hob

and cooker hood above, tiled splash-back, tiled flooring, door to the bathroom, access to a storage cupboard that houses a tumble dryer, double glazed door to the rear going out into the rear garden, double glazed window facing the rear, radiator, laminate flooring and an opening up into the lounge.

Bathroom

5'8" x 5'1" (1.73m x 1.55m)

Double glazed obscure window to the side, extractor fan, vanity wash hand basin with a mixer tap, panel bath with hot and cold taps and a shower over with a waterfall showerhead, low-flush W.C., tiled splash-back, lino flooring and a stainless steel heated towel rail.

Landing

Access to the loft and doors to bedrooms one, two and three.

Bedroom One

10'0" x 9'3" (3.05m x 2.82m)

Double glazed window facing the front, coving, radiator, built-in wardrobe and two fitted wardrobes.

Bedroom Two

10'2" x 8'9" (3.10m x 2.67m)

Double glazed window facing the front, coving and a radiator.

Bedroom Three

10'0" x 6'1" (3.05m x 1.85m)

Double glazed window facing the side, coving and a radiator.

Rear Garden

North westerly facing fully enclosed rear garden, fully enclosed via panel fencing, mostly laid to lawn with a

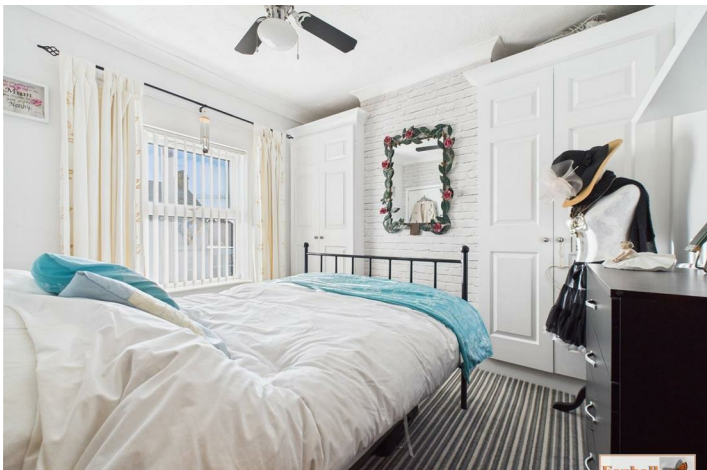
large patio area, giving you access to external power, outside tap, summer house with lighting, shed and the pathway leading to the rear gate giving you access to parking for one car off-road to the rear of the garden.

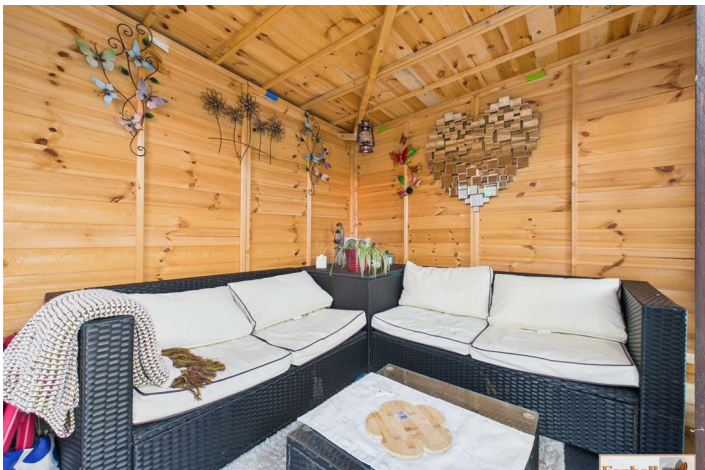
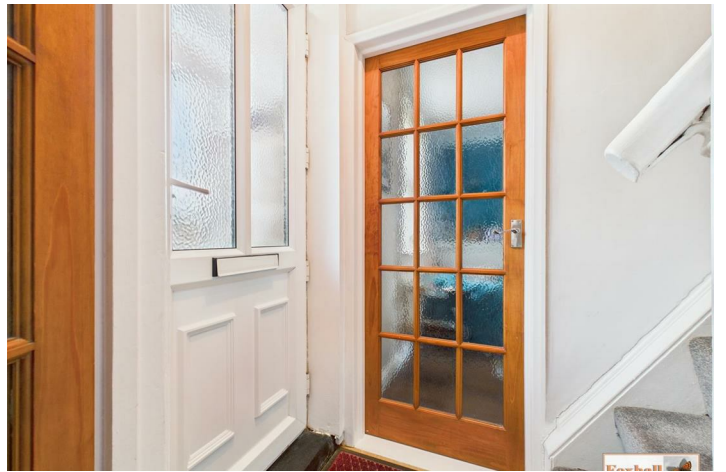
Agents Notes

Tenure - Freehold

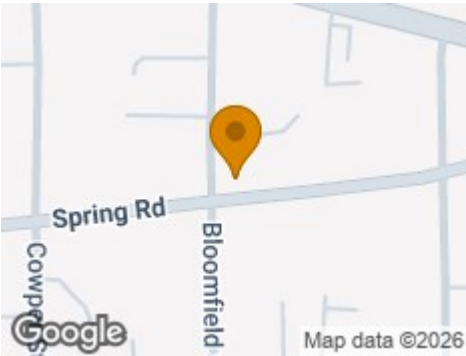
Council Tax Band - A







Road Map



Hybrid Map



Terrain Map



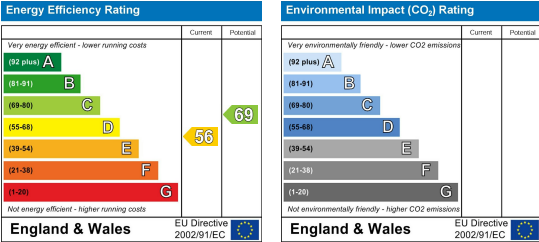
Floor Plan



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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