

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Whitworth Close

Chantry, Ipswich, IP2 0RB

Offers in excess of £250,000



# Whitworth Close

Chantry, Ipswich, IP2 0RB

**Offers in excess of £250,000**



## Front Garden

Wrap around front and side garden, with paths leading to the front door and garage and driveway. Mainly filled with mature shrubs and planting.

## Entrance Hallway

8'0" x 2'11" (2.44m x 0.89m)

Obscure double glazed window, new UPVC door into the hallway, wood effect laminate flooring, door to the kitchen, radiator and a little cupboard underneath the stairs which also houses the gas meter and the electric fuse board with shelving etc and doors to the kitchen / diner and to the lounge.

## Lounge / Diner

25'1" x 16'8" (7.65m x 5.08m)

Very large window to the side with beautiful views over the park, double glazed window with fitted blind, radiator, lovely wooden effect laminate flooring, aerial and phone points, double glazed window to the other side, further radiator in the dining area, a feature fireplace with an inset electric fire (not tested) and stairs up to the first floor.

## Kitchen

10'1" x 8'0" (3.07m x 2.44m)

Comprising of wall and base units with cupboards and drawers under, laminate wood effect worksurfaces, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap over, double glazed window to the front with fitted blinds, plumbing and space for a washing machine, space for a full height fridge freezer, existing gas oven to stay, spotlights, splash-back tiling, wood effect laminate flooring, cupboard housing the Vaillant boiler installed in October 2017 and a sliding door through to the rear lobby/boot room.

## Rear Lobby/Boot Room

5'6" x 5'4" (1.68m x 1.63m)

Radiator, wood effect laminate flooring, obscure double glazed UPVC door out to the rear, spotlights and door to the W.C.

## Downstairs W.C.

5'5" x 4'4" (1.65m x 1.32m)

Comprising of a vanity wash hand basin, low-flush W.C, vinyl floor tiles, obscure double glazed window to the front with fitted blinds, obscure double glazed window to the rear with fitted blinds, radiator, spotlights and splash-back tiling.

## Landing

Carpet flooring and a double glazed window to the front with fitted blind, access to the loft, doors to bedrooms one, two, three and the bathroom.

## Bedroom One

14'4" x 10'5" (4.37m x 3.18m)

Double glazed window to the front with fitted blinds with a lovely view of the park, radiator, carpet flooring and a built-in double wardrobe with one mirror fronted door with plenty of hanging and in shelf space.

## Bedroom Two

10'6" x 10'4" (3.20m x 3.15m)

Double glazed window to the side with fitted blinds, radiator, carpet flooring and a cupboard housing the Joule Aqua system compressed tank.

## Bedroom Three

9'8" x 5'11" (2.95m x 1.80m)

Double glazed window to the side with fitted blind with lovely views of the park, carpet flooring and a radiator.



## Bathroom

7'1" x 6'0" (2.16m x 1.83m)

Panelled bath with a mixer tap over and hand held shower, pedestal wash hand basin, low-flush W.C., obscure double glazed to the front with fitted roller blind, splash-back tiling, vinyl flooring, heated towel rail and a shaver point.

## Rear Garden

Courtyard garden with some mature planting, pathway leading to the front door and also the garage.

## Garage

16'6" x 8'10" (5.03m x 2.69m)

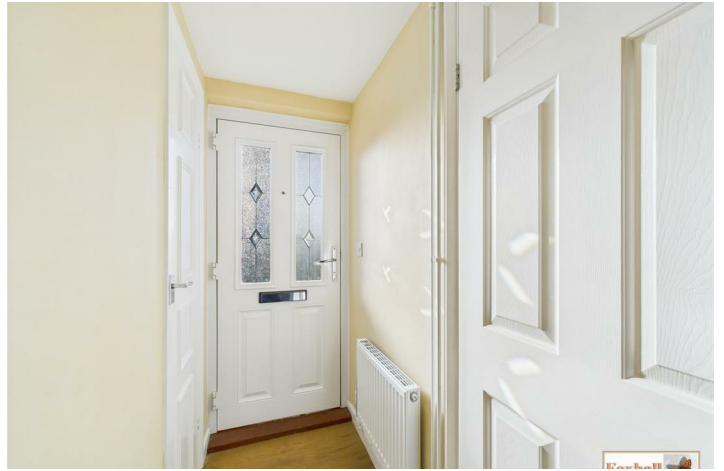
Power and lighting, three double glazed windows to the side and a manual up and over door.

## Agents Notes

Tenure - Freehold

Council Tax Band - C















## A map snippet from Google Maps showing the location of Chantry Library. The library is marked with an orange pin. To its right is a green area labeled 'Stonelodge Park'. To its left is a road labeled 'Bridgewater Rd'. The map includes the Google logo and 'Map data ©2026' in the bottom left corner.

A satellite map of the Chantry area. An orange pin is placed at the intersection of Hawthorn Dr and Bridgewater Rd. The word 'CHANTRY' is visible in the upper right. The bottom of the image shows a black bar with white text: 'bus, Landsat / Copernicus, Maxar Technologies'.

**Building 1 Floor 0**

- Rear Lobby/Boot Room: 5'6" x 5'4" (1.69 x 1.65 m)
- Kitchen: 10'1" x 8'0" (3.08 x 2.45 m)
- WC
- Lounge / Diner: 25'1" x 16'8" (7.67 x 5.08 m)
- Hallway

**Building 1 Floor 1**

- Bedroom Two: 10'6" x 10'4" (3.22 x 3.16 m)
- Bedroom One: 14'4" x 10'5" (4.38 x 3.18 m)
- Bedroom Three: 9'8" x 5'11" (2.95 x 1.82 m)
- Bathroom: 7'1" x 6'0" (2.18 x 1.83 m)
- Landing

**Building 2 Floor 0**

- Garage: 8'10" x 16'6" (2.70 x 5.03 m)

**Approximate total area<sup>(1)</sup>**

1023 ft<sup>2</sup>  
95 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current: 70	Potential: 82	

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Current: 70	Potential: 82	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.