

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



Thomas Crescent

Grange Farm, Kesgrave, IP5 2HN

Offers over £475,000



4



3



2



C



Thomas Crescent

Grange Farm, Kesgrave, IP5 2HN

Offers over £475,000



Summary Continued

The focal point of the garden is an extremely impressive modern and contemporary home office which is fully insulated and supplied with power and light. The entire garden is enclosed by panel fencing which is suitable for anyone with children or dogs.

There is a modern kitchen/breakfast room plus UPVC double glazing throughout which has been externally resprayed in contemporary colour scheme.

Thomas Crescent is superbly positioned for access to local shops and amenities close by.

Front Garden

A block paved front driveway providing off road parking for three to four cars and wooden gate to the side providing access to the rear garden.

Entrance Hallway

An impressive spacious entrance hallway with Karndean flooring, stairs rising to first floor and doors to all ground floor rooms, cupboard, radiator and double glazed front entrance door.

Downstairs Cloakroom

Comprising vanity wash hand basin with cupboards below, low flush W.C., radiator, Karndean flooring and window to front.

Lounge

13'8" x 13'6" (4.17 x 4.12)

A lovely sunny room courtesy of the southerly facing aspect with Karndean flooring and radiator and window to front.

Dining Room

9'3" x 9'1" (2.82 x 2.78)

Karndean flooring, radiator and French doors leading out to the rear garden.

Kitchen/Breakfast Room

15'7" x 11'11" (4.76 x 3.65)

With modern gloss fronted units with base drawers, cupboards and deep pan drawers. Karndean flooring throughout, integrated electric oven with gas hob and high tech angled extractor hood over, ample worksurfaces, plumbing for dishwasher and washing machine, stainless steel sink unit, gloss contemporary tiling, space for full height fridge freezer, space for dining table and chairs, radiator, Viessman wall mounted boiler replaced in 2019 on a 10 year warranty with regular servicing since. Window and glazed door leading out onto the rear garden.

Garage

Garage has light and power. Up and over door and personal door to garden.

First Floor Landing

Window to side. Doors to bedrooms one, two, three and four. Door to family bathroom and doors to airing cupboard and additional storage cupboard.

Bedroom One

13'10" x 11'6" (4.23 x 3.53)

Radiator, bespoke fitted quadruple wardrobe units fitted by Sharps, window to front and door to en-suite.

En-Suite

A modern replacement en-suite in contemporary style comprising of double size shower with rainfall shower over, vanity wash hand basin with cupboards above and below, low level W.C., extractor fan, radiator and window to front.

Bedroom Two

9'2" x 13'10" (2.8 x 4.24)

Radiator, window to rear and door through to Jack and Jill en-suite.

Jack and Jill En-Suite Shower Room

5'11" x 7'0" (1.81 x 2.14)

Replaced in 2018 with contemporary style multi jet corner shower cubicle with rainfall shower over, vanity wash hand unit with cupboards beneath, low level W.C., contemporary flooring, radiator and window to rear.

Bedroom Three

10'5" x 8'7" (3.18m x 2.62m)

Radiator and window to front.

Bedroom Four

8'6" x 10'4" (2.61 x 3.17)

Radiator, window to rear and door through to Jack and Jill en-suite.

Family Bathroom

7'5" x 5'6" (2.27 x 1.68)

Replaced in 2018 with contemporary gloss white bathroom suite and contrasting tiled walls, flooring and splashbacks. This combination is really effective and it is a very impressive bathroom. There is recessed ceiling spotlights, extractor fan, bath with shower over and fitted screen, low level W.C., vanity wash hand basin with cupboards beneath, radiator and window to front.

Rear Garden

Feature decked area which is a real sun trap especially in the afternoons. There is an expanse of lawn, well stocked flower and shrub borders with established shrubs and trees which provide screening, a timber shed to remain, two maple trees, eucalyptus tree, outside power, lighting and outside tap. The whole garden is enclosed by panel fencing.

Office Room

11'1" x 7'1" (3.38 x 2.18)

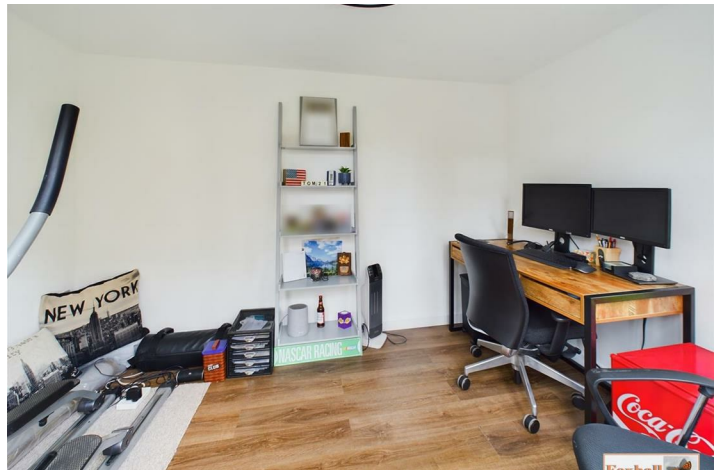
A luxury home office room with southerly facing full height double glazed doors leading into the rear garden plus window to side making this a very light and sunny room. The home office is fully insulated and is supplied with light, power and ethernet cabling.

Agents Note

Tenure - Freehold
Council Tax Band E









Road Map



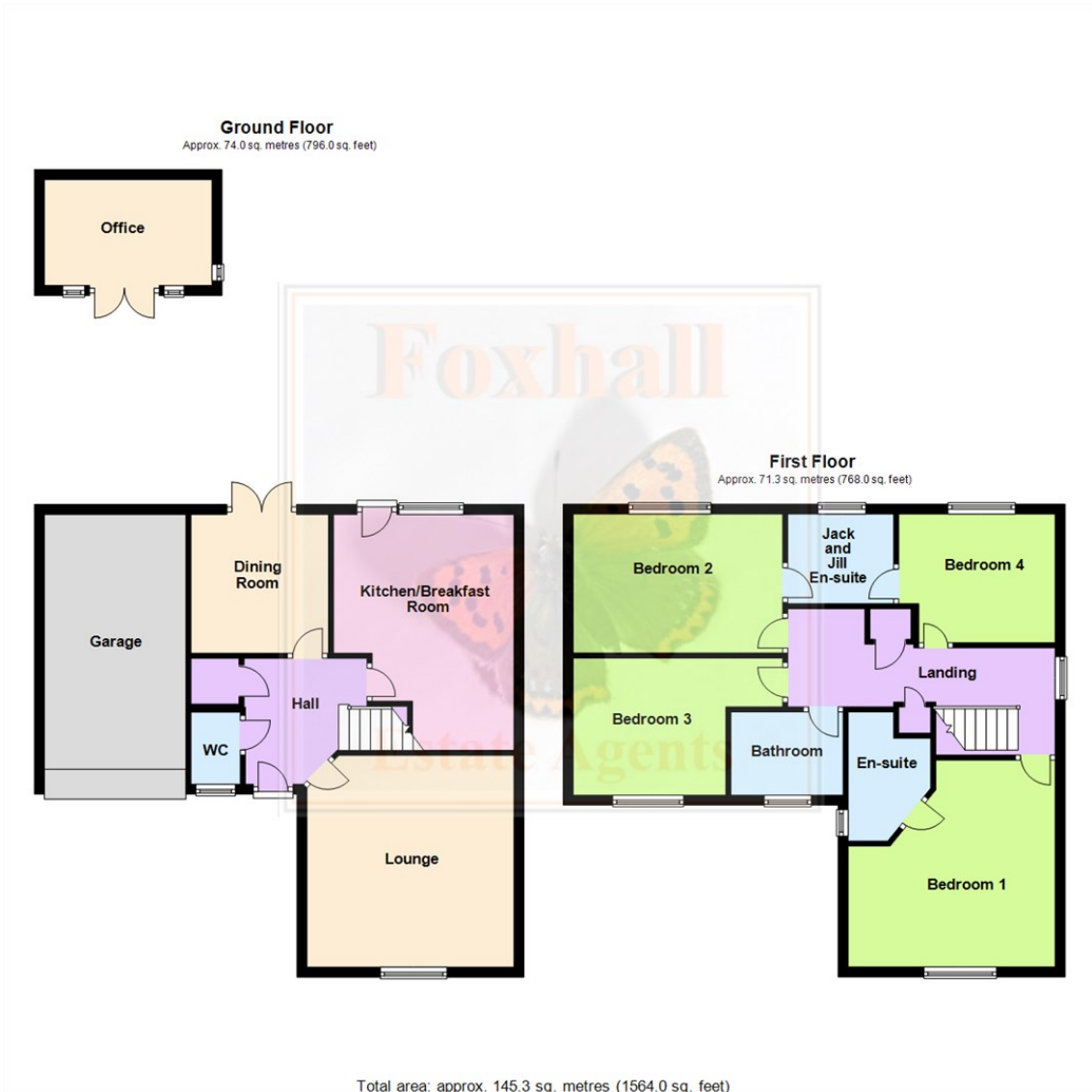
Hybrid Map



Terrain Map



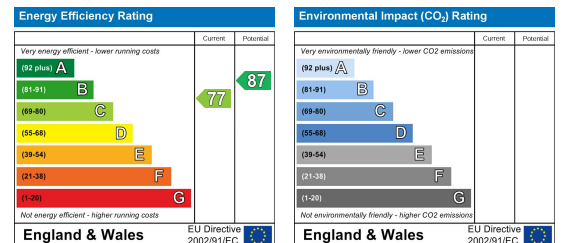
Floor Plan



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