

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



Clapgate Lane

South East Ipswich, IP3 0RE

Guide price £295,000



3



1



2



E



Clapgate Lane

South East Ipswich, IP3 0RE

Guide price £295,000



Front Garden

Mid height fence with lawn area, driveway parking for one car currently however the lawn area is suitable to be made into a further parking space. Path to front door and pedestrian gate and fence to side and rear garden.

Porch

Open porch with spotlights and front door.

Entrance Hall

Front door and double glazed windows to side and top, doors to lounge and cloakroom W.C., radiator, spotlights and laminate flooring, stairs rising to first floor and through to kitchen / diner.

Cloakroom W.C.

Low flush W.C., vanity wash hand basin, obscure double glazed window to side with fitted roller blind, heated towel rail, laminate flooring and spotlights.

Lounge

13'11 x 11'5 (4.24m x 3.48m)

Double glazed bay window to front with fitted blinds, picture rails, carpet flooring, wall-lights, radiator, open recess fireplace with wooden surround and aerial point.

Kitchen / Diner With Utility Area

17'4 x 12'6 kitchen / diner 7'3 x 7'3 utility (5.28m x 3.81m kitchen / diner 2.21m x 2.21m utility)

Dining area: Open fireplace recess with wood plinth, modern upright radiator, laminate flooring, double glazed French doors opening out on to the rear garden with double glazed windows either side. Blue tooth speaker operated from the control unit on wall.

Kitchen / Utility area: Comprising of wall and base units with cupboards and drawers under and solid wood

work-surfaces over, kitchen island with spice and wine racks and drawers on one side, breakfast bar on the other side. There is a five ring gas Cookmaster range cooker, integrated slimline dishwasher, integrated fridge / freezer, space and plumbing for washing machine, ceramic sink bowl drainer unit with mixer tap over, double glazed window to rear and double glazed and UPVC pedestrian door leading to the side and rear garden. Blue tooth speaker operated from control unit in dining area. Splash-back tiling, laminate flooring and spotlights.

Landing

Double glazed window to side with fitted blind, doors to bathroom and bedrooms one, two and three. Spotlights and wall-lights.

Bedroom One

11'8 x 11'7 (3.56m x 3.53m)

Double glazed window to the front with fitted blind, radiator, alcove in the chimney breast with light feature, spotlights, picture rails, carpet flooring and triple mirror fronted wardrobe to stay.

Bedroom Two

12'3 x 8'6 (3.73m x 2.59m)

Double glazed window to the rear, built in wardrobes and cupboard to both sides of the chimney breast, this has an alcove in, spot-lights, carpet flooring and picture rails.

Bedroom Three

9' x 6'6 (2.74m x 1.98m)

Double glazed window to the rear with roller blind, carpet flooring, spot-lights, picture rails, built in cupboard housing the wall mounted combination Ideal boiler. Loft hatch giving access to the loft.

Bathroom

5'4 x 5'3 (1.63m x 1.60m)

P-shaped bath with shower over with rainfall shower head and hand held shower head, heated towel rail, low flush W.C. with concealed back unit, spot-lights and blue tooth media speaker with control unit in kitchen / diner, vanity wash hand basin, obscure double glazed window to the front with fitted roller blind, fully tiled walls and flooring. (There is also a power lead in place for future owners to fit a mirror with light or shaver-point if they require.)

Rear Garden

Large patio area with fantastic unoverlooked views, steps down to the extensive lawn area, fully enclosed, outside tap and further area to side of the house which currently is fenced and has pedestrian gate to front. This could be replaced with double gates and opened up to allow parking in the side area if required.

Agents Note

Tenure - Freehold

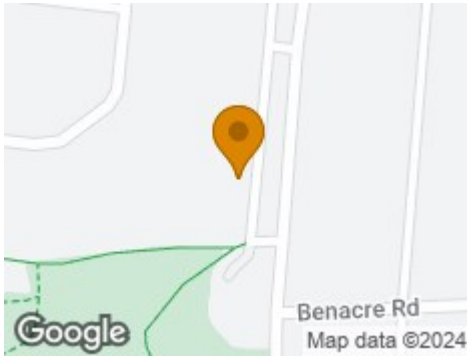
Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



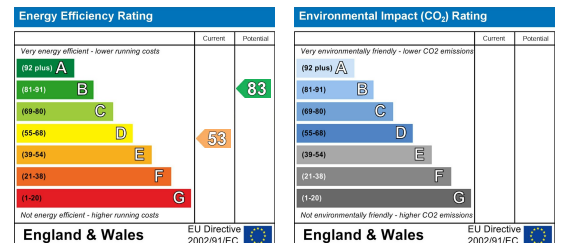
Floor Plan



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.