

Foxhall



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Sherborne Avenue

East Ipswich, Ipswich, IP4 3DR

Guide price £375,000



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Entrance Hallway

Entrance door, radiator, large storage cupboard housing water tank and fuse board and plenty of extra storage. Doors to bedrooms one, two, three, bathroom, lounge/dining room, kitchen and also bi-fold doors to an extra storage cupboard with access to the loft.

Bedroom One

12'7" x 11'5" (3.84m x 3.48m)

Double glazed bay window to the front, radiator, carpet flooring, two walls with built in cupboards and bedside units to stay

Bedroom Two

11'4" x 10'0" (3.45m x 3.05m)

Double glazed bay window to the front, radiator, carpet flooring, double glazed window to the side and fitted wardrobes.

Bathroom

7'11" x 6'4" (2.41m x 1.93m)

Four piece bathroom comprising an oval bath with mixer tap over and hand held shower attachment, low flush W.C, pedestal wash hand basin, walk in shower cubicle with Mira event electric shower over, fully tiled walls, fully tiled floors, heated towel rail, obscure double glazed window to the side, shaver point, radiator, spotlights and coving.

Bedroom Three

6'7" x 6'7" (2.01m x 2.01m)

Double glazed window to the side with roller blind, carpet flooring, radiator, coving, power and light

Lounge/Dining Room

24'7" x 11'11" (7.49m x 3.63m)

Dining Area - carpet flooring, radiator, double glazed window to the side, carpet flooring, arch through to the

lounge.

Lounge - Large fully width double glazed patio doors with fitted blinds, suitable for potentially changing to bi-folding doors, feature electric fireplace, glazed window to the side, radiator, coving carpet flooring

Kitchen/Breakfast Area

11'9" x 9'11" x 6'9" x 6'3" (3.58m x 3.02m x 2.06m x 1.91m)

Comprising of wall and base units with cupboards and drawers under and worksurfaces over, stainless steel 1 1/2 single bowl drainer unit with a mixer tap over, double glazed window to the rear with window blind, space and plumbing for a dishwasher, four ring stainless steel Bosch gas hob with Zanussi extractor fan over, in built Beko double oven, splashback tiling, vinyl flooring, spotlights, undercounter lights, archway through to the breakfast room.

Breakfast Area - Radiator, vinyl flooring, double glazed window to the side with fitted roller blind through to the rear lobby.

Rear Lobby

4'5" x 3'3" (1.35m x 0.99m)

Bi-fold doors to downstairs W.C and glazed door to the conservatory.

Downstairs W.C.

4'4" x 2'9" (1.32m x 0.84m)

Low flush W.C, pedestal wash hand basin, splashback tiling, radiator, floor tiling, extractor fan and wall mounted Vaillant combination boiler approximately 6 years old and regularly serviced.

Conservatory

13'0" x 7'8" (3.96m x 2.34m)

Comprising of stud wall and UPVC, vinyl flooring, radiator, UPVC roof with fitted hung blinds, vertical blinds on all the windows, electrics and a door out to the rear garden.

****Please note that there is space and plumbing for a washing machine and space for a dryer.****

Front Garden

Low maintenance front garden with brick wall, parking for 2-3 vehicles, driveway down the side of the property to the garage.

Rear Garden

Large fully enclosed rear garden, with large patio area, garage, greenhouse with lean to, mainly laid to lawn, full of borders with mature planting, pathway leading to rear. Rear quarter of the garden is laid to vegetable planting where there is a further shed approx 37'8" x 95'1"

Garage

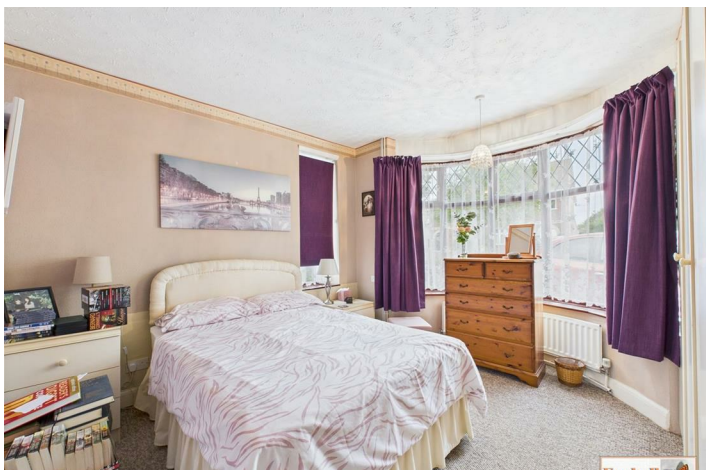
Large garage with double doors opening, two windows, block construction roof.

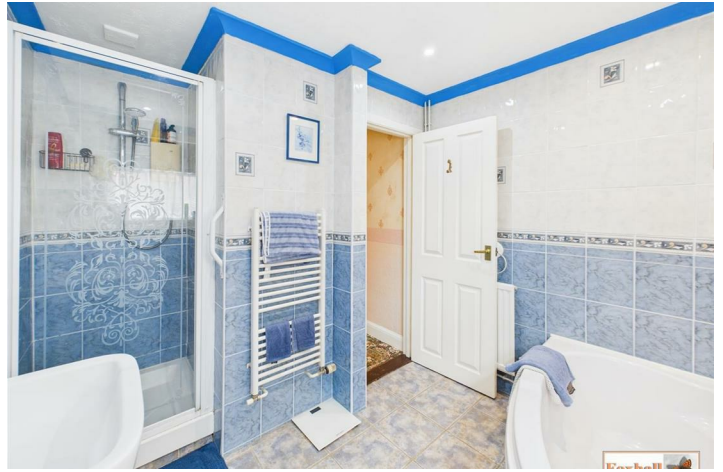
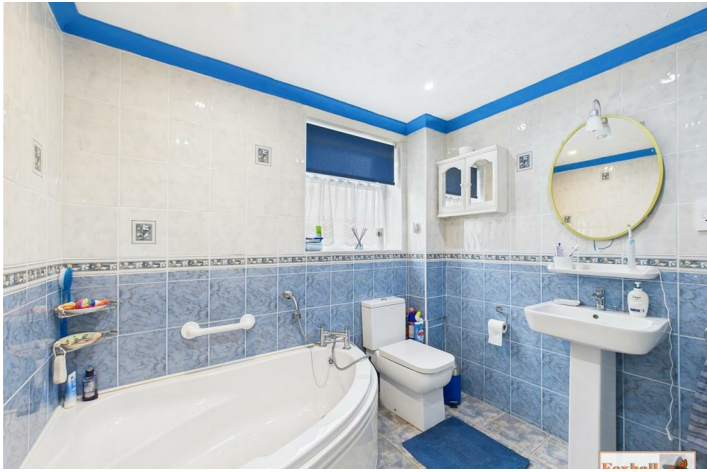
Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



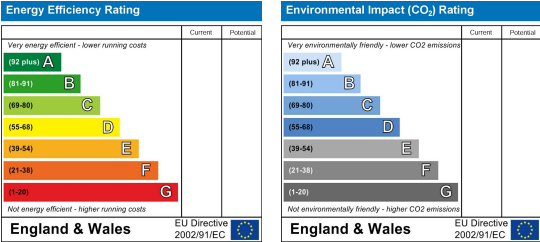
Floor Plan



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



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