



**Foxglove Road, Capel St. Mary, Ipswich, IP9 2YF**



**welcome to**

**Foxglove Road, Capel St. Mary, Ipswich**

This delightful semi-detached bungalow is located in the popular village of Capel St Mary and benefits from two double bedrooms, a large open plan kitchen/diner/lounge, two off street parking spaces, an un-overlooked rear garden and 9 years NHBC remaining.



### **Agents Note**

If you would like to purchase this property at full market value of £295,000 please contact the Estate Agent.

### **Entrance Hall**

15' 3" x 4' 6" ( 4.65m x 1.37m )

Long sweeping entrance hall with wood effect flooring, one radiator, loft hatch and an airing cupboard providing storage.

### **Kitchen/Diner/Lounge**

28' 1" x 13' max ( 8.56m x 3.96m max )

Stunning, light filled, open plan room finished to a very high standard and boasting double glazed windows to the side and rear with French doors leading to the rear garden, making this the perfect room for entertaining! Carpet flooring to the lounge/diner, tiled flooring to the kitchen, TV point, three radiators, a range of eye and base level units in grey with marble effect roll top surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with gas hob and extractor hood, integrated fridge/freezer, integrated slim line dishwasher, integrated washing machine, spot lights and a central chef island to stay.

### **Bedroom One**

12' 7" x 11' 3" ( 3.84m x 3.43m )

Double glazed windows to the front and side, carpet flooring and one radiator.

### **Bedroom Two**

11' 4" x 7' 8" ( 3.45m x 2.34m )

Double glazed window to the front, wooden flooring and one radiator.

### **Bathroom**

7' 5" x 6' 6" ( 2.26m x 1.98m )

Beautifully presented bathroom with a low level WC, pedestal wash hand basin with chrome taps, tiled splashback, a bath with overhead shower and glass screen, white heated towel rail, extractor fan, part tiled walls and tiled flooring.

### **Outside:**

#### **Front Garden**

A lawned area, a pathway leading to the front door and off street parking for two vehicles,

#### **Rear Garden**

Fully enclosed, un-overlooked, sunny rear garden with an outside tap and light, a side access gate, a lawned area, a wraparound patio area and a shed.

### **Additional Agents Note**

Currently, the vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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## Foxglove Road, Capel St. Mary, Ipswich

- Two double bedrooms
- Large open plan kitchen/diner/lounge
- 50% Shared Ownership
- Two off street parking spaces
- 9 years NHBC remaining

Tenure: Freehold EPC Rating: B

# £147,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119227 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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