

KEYSTONE



Foxhall Road, Ipswich, IP3 8NG

£475,000

Extended Detached House
Sitting Room/Bedroom Four
Dining Room
Utility Room
Large Driveway & Garage

Three/Four Bedrooms
Lounge
Kitchen/Breakfast Room
Cloakroom & Family Bathroom
Popular Location

Foxhall Road, Ipswich IP3 8NG

KEYSTONE are pleased to offer for sale DECEPTIVELY SPACIOUS THREE/FOUR bedroom DETACHED house with LARGE DRIVEWAY and GARAGE. The property benefits from extended living accommodation and is situated within popular school catchment areas.
*****CALL NOW TO ARRANGE YOUR VIEWING*****



Entrance Door

Leading to porch with storage cupboard and door to...

Hallway

With stairs to first floor, radiator, and tiled flooring.

Sitting Room/ Bedroom Four

14'2 x 11'9

Bay window to front, radiator, laminate flooring and window to side.

Lounge

12 x 12

Window to side, laminate flooring and radiator.

Dining Area

12 x 10

French doors to rear, laminate flooring and radiator.

Kitchen/Breakfast Room

21'4 x 10'2

Refitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit with tiled splash backs, double Neff oven, hob with extractor over, integrated fridge freezer, space for dishwasher, window to side and rear and tiled flooring.

Utility Room

9'3 x 6'12

Fitted with a range of base units and drawers and matching wall mounted cabinets, wall mounted boiler, space for washing machine, one and a half sink and drainer unit, with tiled splash backs, heated towel rail, window to rear and door to front.

Cloakroom

Fitted with w/c, vanity inset sink, tiled walls and tiled flooring.

First Floor

Landing with windows to side and front and radiator.

Bedroom One

14'6 x 12'1

Bay window to front, radiator and window to side.

Bedroom Two

12'1 x 12'1

Window to rear and side and radiator.

Bedroom Three

10'4 x 6'3

Window to rear and radiator.

Shower Room

Fitted with shower cubicle, w/c, vanity inset sink, built in storage, heated towel rail, tiled walls and floor and window to side.

Outside

To the front of the property there is a generous block paved driveway that provides ample parking. There are double gates that lead to the rear garden which is laid to lawn and has a garage with up and over door.



Viewings

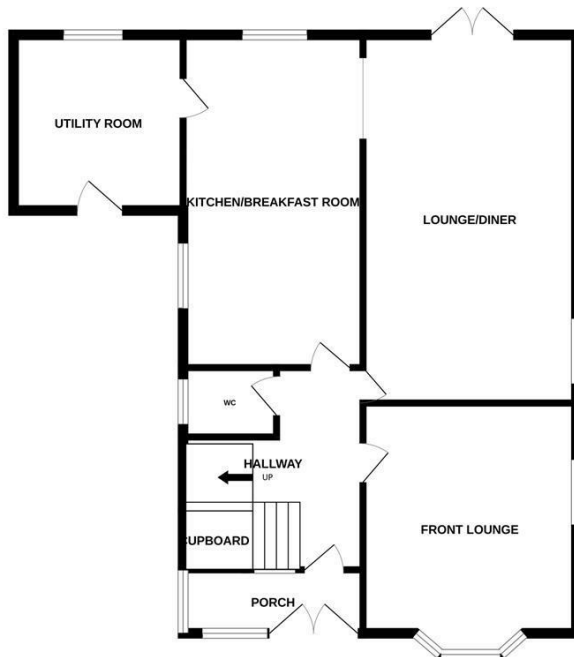
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

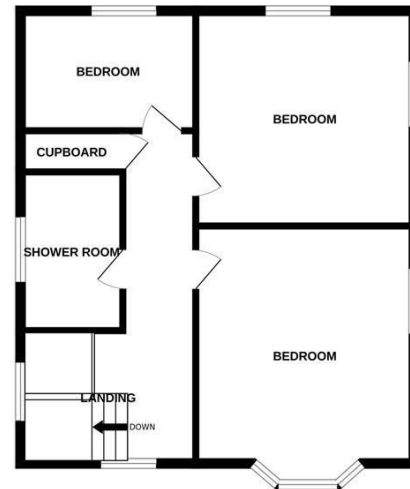
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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