

Foxhall



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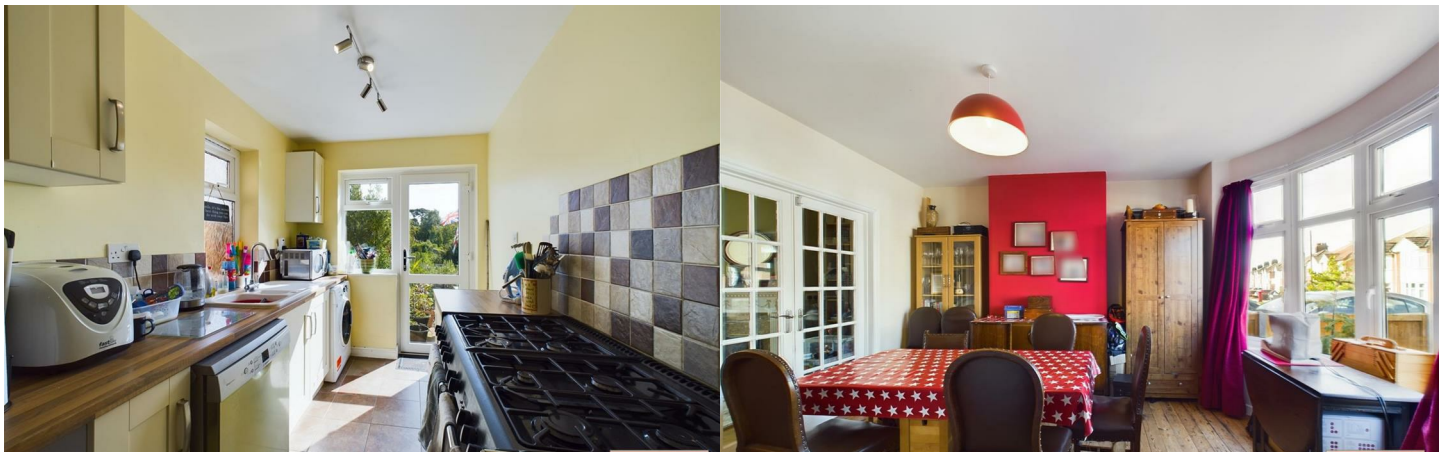
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Park View Road

The Dales, Ipswich, IP1 4HN

Guide price £280,000



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Front Garden

Block paved front garden giving two off road parking spaces, leading through to the side access and also the front door.

Storm Porch

Front door leading into the storm porch providing a great storage area for boots and shoes, UPVC door leading into the entrance hallway.

Entrance Hallway

Door to dining room, downstairs W.C., lounge and bi folding door into the kitchen. Stairs rising to the first floor.

Downstairs W.C.

Low flush W.C., obscure double glazed window to side and wash hand basin.

Lounge

13'0" x 10'8" (3.970 x 3.268)

Feature fireplace (gas fire), oak engineered click panel flooring, aerial point and through to the play room area.

Dining Room

13'7" x 11'10" (4.146 x 3.628)

Double glazed bay window to front, original wooden point, radiator, phone point. Wood and glazed doors through to the lounge. Currently the original fireplace has been bricked up, however there is still a hearth in place.

Play Room

10'1" x 10'9" (3.075 x 3.298)

Patio doors to rear.

Extended Kitchen / Breakfast Room

19'7" x 6'11" (5.975 x 2.111)

Comprises of wall and base units, cupboards and

drawers under work surfaces over, ceramic one and a half sink bowl drainer unit with mixer tap over, tiled flooring, splash back tiling, an eight ring range cooker to stay, space and plumbing for washing machine, space and plumbing for dishwasher, space for a full height fridge freezer, wall mounted combination Baxi boiler (just over 12 years old and regularly serviced), two obscure double glazed windows to side, UPVC glazed pedestrian door to rear and double glazed window to side.

Landing

Doors to bedrooms one, two, three and bathroom, inspection hatch for the loft, picture rail and double glazed window to side.

Bedroom One

12'0" x 11'6" (3.666 x 3.508)

Double glazed bay window to front, original open fireplace and picture rails.

Bedroom Two

13'0" x 10'5" (3.966 x 3.184)

Double glazed window to rear, original open fireplace, loft access and picture rail.

Bedroom Three

10'2" x 7'0" (3.116 x 2.153)

Double glazed window to rear and picture rail.

Bathroom

Panelled bath with Triton Kito shower over, obscure double glazed window to front with fitted blind, fully tiled, low flush W.C., pedestal wash hand basin and heated towel rail.

Rear Garden

Fully enclosed south facing rear garden with a multitude of mature trees, shrubs and planting making this

extensive garden very private and secluded. It is mainly set lawn with a path through to the rear and there is also a patio area directly from the rear of the house making it ideal for alfresco dining. Further to the bottom of the garden there is another hardstanding area suitable potentially for a shed etc. There is a pedestrian gate through to the side of the property and an outside tap.

Agents Note

Tenure - Freehold

Council Tax Band - C







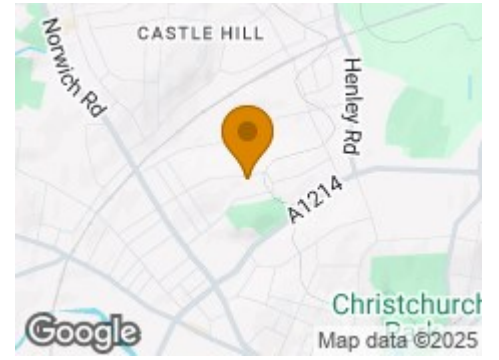
Road Map



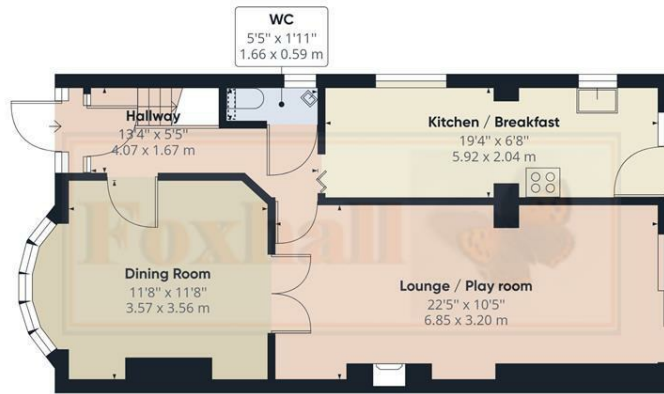
Hybrid Map



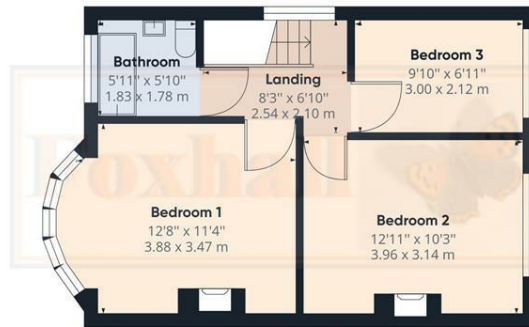
Terrain Map



Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾

1015.05 ft²
94.30 m²

Reduced headroom

0.88 ft²
0.08 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

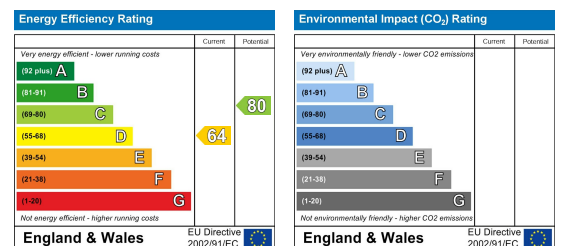
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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