

Foxhall



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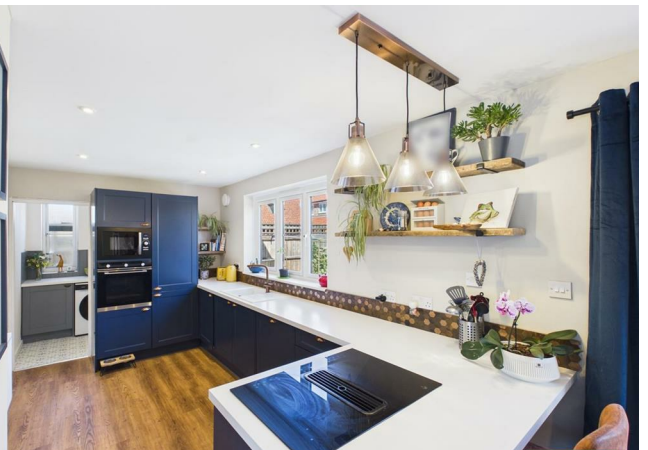
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The Heath

Tattingstone, Ipswich, IP9 2LX

Asking price £500,000



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The Village benefits from two public houses The White Horse and The Wheatsheaf and nearby Alton Water (reservoir) which is a hotspot for wildlife, cyclists, walkers, fishing (subject to licencing) and watersports. The village of Tattingstone lies approx. just under 5 miles to Manningtree railway station and approximately 5 1/2 miles to Ipswich railway station. There is a primary school with Tattingstone itself and the designated high school is Holbrook Academy.

Front Garden

The property benefits from a significant block paved driveway with turning space to the front providing comfortable parking for 6 to 8 cars (size dependant). The front garden itself has a flowering cherry tree and flower and shrub border running the length of the driveway to the side which the driveway then leads to the double garage with two up and over doors and a gated side access to the rear garden.

Entrance Hallway

Entrance door to entrance hallway, double glazed window to side, radiator, newly built cabinet, stairs and doors off.

Cloakroom W.C.

Low-level W.C, wash basin with a mixer tap and cupboards underneath, radiator and obscured double glazed window to front and coved ceiling.

Sitting Room

12'2" x 10'11" (3.73 x 3.35)

Double glazed window to front, radiator, double glazed window to side and coved ceiling.

Lounge / Dining / Kitchen Area

20'3" x 12'5" (6.18 x 3.80)

Lounge Area - Double glazed window to front, period style radiator, fire surround with beam, double glazed

window to side, coved ceiling, upright radiator and through to the dining area.

Dining Area - Double glazed French doors with double glazed side panels to outside and through to the kitchen area.

Kitchen Area - Well fitted comprising of a single drainer sink with a mixer tap with cupboards under, excellent range of worksurfaces with drawers, cupboards under, upright with shelving, further upright with integrated oven and microwave, cupboard under the stairs, radiator, double glazed window to the rear, downlighters, breakfast bar with hob and through to the utility room.

Utility Room

8'7" x 4'10" (2.62 x 1.48)

Worksurface with cupboards under, space for a fridge freezer, appliance/washing machine space, wine rack and a obscure double glazed window to side.

Landing

Access to the loft which we understand from the vendors is part boarded, downlighters, built-in airing cupboard housing the hot water tank and doors to all bedrooms and the bathroom.

Bedroom One

12'2" x 11'11" (3.73 x 3.65)

Double glazed window to the front and side, radiator and door to the en-suite.

En-Suite Shower Room

6'11" x 3'10" (2.12 x 1.18)

Shower cubicle with rainfall and hand-held shower, vanity unit incorporating wash hand basin and low-level W.C., heated towel rail, tiling to walls, spotlights and extractor fan.

Bedroom Two

10'10" x 9'1" (3.32 x 2.78)

Double glazed window to front and side, radiator and feature slatted wall.

Bedroom Three

8'10" x 8'9" (2.71 x 2.67)

Double glazed window to rear and side and a radiator.

Bedroom Four

8'9" x 7'9" (2.67 x 2.38)

Double glazed window to rear and side and a radiator.

Bathroom

9'9" x 4'9" (2.98 x 1.47)

Panel bath with a mixer tap and shower attachment with hand held and over head showers, low-level W.C., wash basin with a mixer tap and cupboards under, radiator, three tiled walls, obscure double glazed window to rear and coved ceiling.

Rear Garden

Enclosed by panel fencing with patio, neat lawned area with flower and shrub borders.

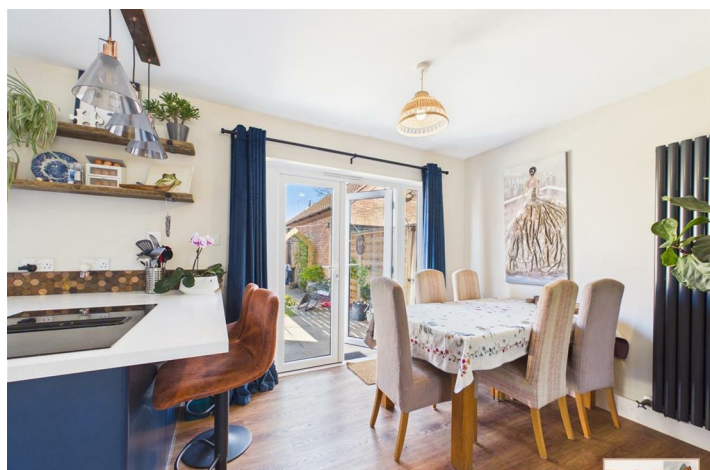
Agents Notes

Tenure - Freehold

Council Tax Band - D

EPC is in the process of being updated due to renovation

New one to follow









Road Map



Hybrid Map



Terrain Map



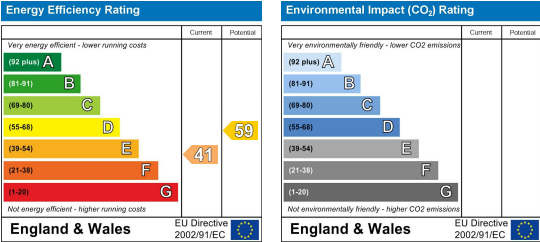
Floor Plan



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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