

Foxhall



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Yewtree Grove

Kesgrave, Ipswich, IP5 2GL

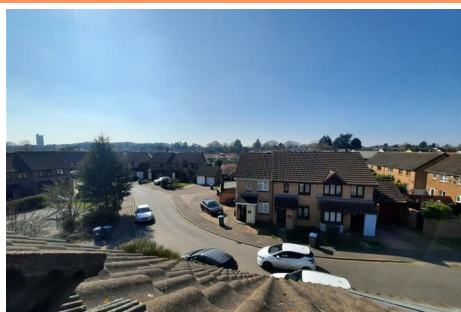
Guide price £250,000



Yewtree Grove

Kesgrave, Ipswich, IP5 2GL

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Summary Continued

Yew Tree Grove is ideally positioned being a short distance from Rushmere Heath, therefore is ideal for anyone with children, dogs or who play golf. There is also woodland walks at the end of Holly Road and additional access to the woodlands in that direction as well. Local shops and facilities are a short distance away, including the post office and selection of shops at Penzance Road, it is also convenient for bus routes at the end of Holly Road.

Front Garden

The front garden situated in a elevated position with a neat area of lawn with a pathway leading to the front door with an outside integrated storage shed.

Entrance Hallway

3'3" x 3'10" (0.99m x 1.17m)

Lounge Diner

15'7" x 9'3" (4.75m x 2.82m)

Radiator, double glazed window to the front, replacement laminate flooring, under stairs recess area with door leading through to kitchen

Kitchen

12'7" x 8'0" (3.84m x 2.44m)

Modern fitted kitchen, with excellent selection of gloss fronted kitchen units comprising of base drawers, cupboards and units ample work surfaces with tiling, fitted oven, gas hob over and contemporary style extractor hood above with lighting, fitted microwave, single drainer sink unit, recess space for washing machine and tumble dryer and fridge freezer, replacement laminate flooring, contemporary style radiator, part glazed door opening out onto garden, window to the rear which is easterly facing making this a lovely sunny room, especially in the morning.

First Floor Landing

Stairs to second floor, door to bedroom two, bedroom three and bathroom.

Bedroom Two

12'7" x 8'10" (3.84m x 2.69m)

Carpet flooring and window to the rear and radiator

Bedroom Three

8'10" x 8'9" (2.69m x 2.67m)

Laminate flooring, window to the front plus second feature arched window to front and radiator, door to airing cupboard housing the water tank and further built in cupboards with shelving.

Bathroom

Modern contemporary suite comprising bath with shower over with fitted shower screen, low flush W.C., Wash hand basin, radiator with fully tiled walls.

Landing (Second Floor)

Bedroom One (Second Floor)

8'11 x 10'11" (2.72m x 3.33m)

Lovely french doors opening out to a Juliet balcony, with views over the garden this is easterly facing making this a very pleasant sunny room particularly in the mornings, carpet flooring, radiator, full width fitted wardrobes and inset draw unit and ample hanging space within the wardrobes. **Please note buyers, there is potential to have sliding doors fitted to the full width of the room. ** There is also a good sized recess with a radiator ideal for shoe rack storage with roof light window to the front.

En-Suite Shower Room (Second Floor)

5'11" x 6'0" (1.80m x 1.83m)

Shower fully tiled enclosed shower, wash basin and W.C, radiator, roof light window to the front with views over in the direction of Rushmere Heath

Rear Garden

The garden is completely sheltered and unoverlooked from the rear, this is very well presented, easterly facing making it a real sun trap by the house, in the mornings and at the rear of the garden in the afternoons & evenings.

The garden is enclosed on all three sides by new panel fencing and commences with a spacious patio area ideal for sitting out having an al fresco breakfast or a morning cuppa there are steps up to an brick wall enclosed lawn with artificial turf and a third section at the rear of the garden that has been paved to accommodate a cabin room. (Cabin room that's in situ maybe taken, or may be open to a separate negotiation.)

To the rear of the garden there is a rear access gate which leads to a passageway leading to the two allocated car parking space.

Allocated Car Parking

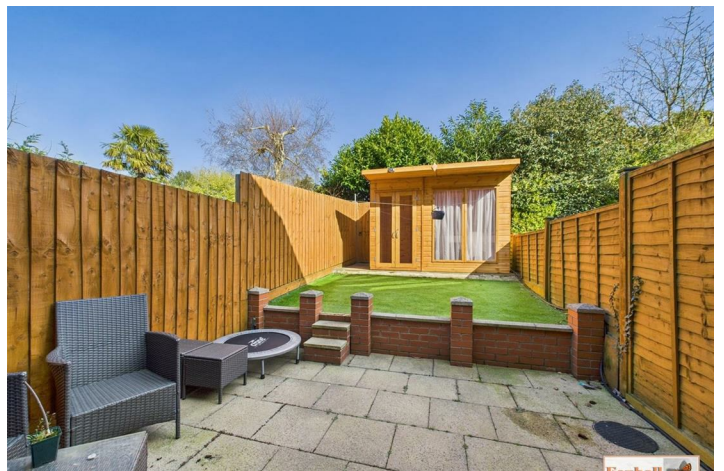
At the rear of the property there are two allocated car parking spaces adjacent to the next door property and neatly enclosed by brick wall and panel fencing

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



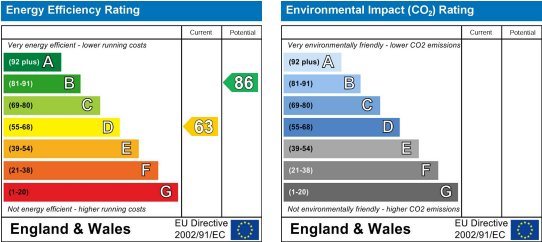
Floor Plan



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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