

# Foxhall



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## Byland Close

Stoke Park, Ipswich, IP2 9BQ

Price £280,000



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## Front Garden

Off-road parking for three via hardstanding concrete with a shingle area giving you a perfect spot to place the bins, outside tap and a small step up to the front door.

## Kitchen / Dining Area

20'8" x 15'2 (6.30m x 4.62m)

Entry via a UPVC door facing the front with double glazed windows facing the front with fitted blinds attached, spotlights, door to cloakroom W.C., radiator, door to the lounge, access to the stairs, under stairs cupboard, tiled flooring throughout and the opening up into the kitchen area.

Kitchen Area - Coving, spotlights, wall and base fitted units with cupboards and drawers, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap over, plumbing for a washing machine, built-in double oven with a grill function, and electric hob over, space for a fridge and freezer, natural wood worksurfaces, tiled splash-back, wine rack, breakfast bar area that seats two and a cupboard which house a Baxi boiler.

## Cloakroom W.C.

5'0" x 3'4" (1.52m x 1.02m)

Spotlights, low-flush W.C., vanity wash hand basin with a mixer tap over, half tiled walls and splash-back.

## Lounge/Diner

20'9" x 14'2 (6.32m x 4.32m)

Two double glazed sliding patio doors both facing the rear garden, two Victorian style vintage radiators, spotlights, waterproof laminate flooring and plenty of room for dining.

## Landing

Coving, doors to bedroom one, two, three and the bathroom.

## Bedroom One

14'2" x 10'11" (4.32m x 3.33m)

Double glazed window facing the rear, coving, wall light and a radiator.

## Bedroom Two

12'10" x 9'4" (3.91m x 2.84m)

Double glazed window facing the rear, spotlights and a Victorian style radiator.

## Bedroom Three

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

Double glazed window facing the front, coving, radiator and access to the loft.

## Bathroom

7'0" x 5'11" (2.13m x 1.80m)

Two double glazed obscure windows facing the front, spotlights, vanity unit which includes a wash hand basin with a mixer tap and a low-flush W.C., panel bath with mixer taps and a waterfall shower over, fully tiled walls, stainless steel heated towel rail and tiled flooring.

## Rear Garden

Fully enclosed north westerly facing rear garden with a large patio area on two separate tiers giving you plenty of room for relaxing, entertaining or alfresco dining with a large lawn area boarded with flower bed borders with a mixture of trees, plants and there are four separate fruit trees, plum apple, cherry and pear trees in a row at the back of the property with shingle borders, access to a shed, outside tap, external lighting and a side gate.

## Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



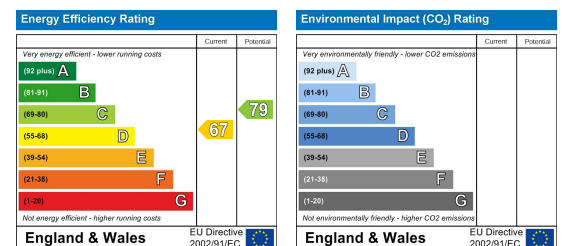
## Floor Plan



## 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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