

# Foxhall



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## Days Green

Capel St. Mary, Ipswich, IP9 2HZ

Asking price £465,000



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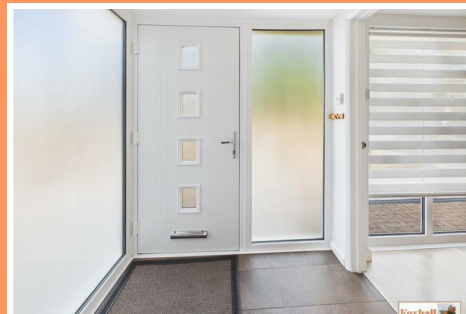
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## Front Garden

Recently upgraded driveway with associated parking with gated side access to the rear of the property and to the otherside of the property is the garage.

## Entrance Porch

Double glazed entrance door to entrance porch, tiled floor and a double glazed window to front and side, downlighter and a single glass panel door to entrance hall and door to the study/potential bedroom five.

## Study / Potential Bedroom Five

12'7" x 7'8" (3.84m x 2.34m)

Double glazed window to front, radiator, spotlights and laminated style flooring.

## Entrance Hallway

Stairs off to first floor, radiator, thermostat, cupboard under the stairs and doors to.

## Downstairs Shower Room

6'6" x 2'9" (1.98m x 0.84m)

Shower, wash basin with a mixer tap with cupboards under, low-level W.C., heated towel rail, obscure double glazed window to side and tiling to walls and floor.

## Lounge

16'0" x 12'5" (4.88m x 3.78m)

Double glazed French doors to front, focal fireplace, radiator, laminated flooring, coved ceiling and through to the dining area.

## Dining Area

11'9" x 8'9" (3.58m x 2.67m)

Radiator, coved ceiling, laminated flooring, door to the kitchen and double glazed patio doors to the conservatory.

## Conservatory

11'7" x 10'10" (3.53m x 3.30m)

Tile flooring, radiator and double glazed French style doors to the rear garden.

## Kitchen

14'8" x 8'10" (4.47m x 2.69m)

As previously mentioned this well fitted kitchen comprises 1 1/4 bowl single drainer sink with a mixer tap and a water filter, water softener, excellent range of worksurface with significant number of drawers and cupboards under with wall mounted cupboards over, upright housing oven with microwave and further under counter oven with hob and extractor. Cupboard housing the Vaillant boiler which we understand from the vendor has benefited from a British Gas contract, integrated dishwasher, upright with fridge and freezer, under counter freezer, upright radiator, two double glazed windows to the rear and a double glazed door to outside.

## Landing

Built-in airing cupboard housing water tank, radiator, access to the loft which we understand is partially boarded with a loft ladder, fixed light and power point and doors to all bedrooms and the shower room.

## Bedroom One

12'5" x 11'9" (3.78m x 3.58m)

Double glazed window to front, radiator, built-in wardrobes, laminated style flooring and coved ceiling.

## Bedroom Two

12'7" x 10'0" (3.84m x 3.05m)

Double glazed window to rear, radiator, built-in wardrobes to two walls and coved ceiling.

### Bedroom Three

13'0" x 7'9" (3.96m x 2.36m)

Double glazed window to rear, radiator, laminated style flooring and coved ceiling.

### Bedroom Four

11'10" x 7'9" (3.61m x 2.36m)

Double glazed window to front, radiator, laminated style flooring, built-in wardrobes and coved ceiling.

### Shower Room

6'5" x 5'5" (1.96m x 1.65m)

Walk-in shower with over head and hand held showers, pedestal wash hand basin with a mixer tap, low-level W.C., obscure double glazed window to rear, heated towel rail and a shaver point.

### Rear Garden

Enclosed by timber fencing and is westerly facing and benefitting from an excellent degree of seclusion. There is a significant patio area perfect for entertaining with a neat lawned area with very well stocked flower and shrub borders.

### Garage

Manual up and over door with power and light and through to the additional area which is located behind the shower room

### Utility Area

4'6" x 4'5" (1.37m x 1.35m)

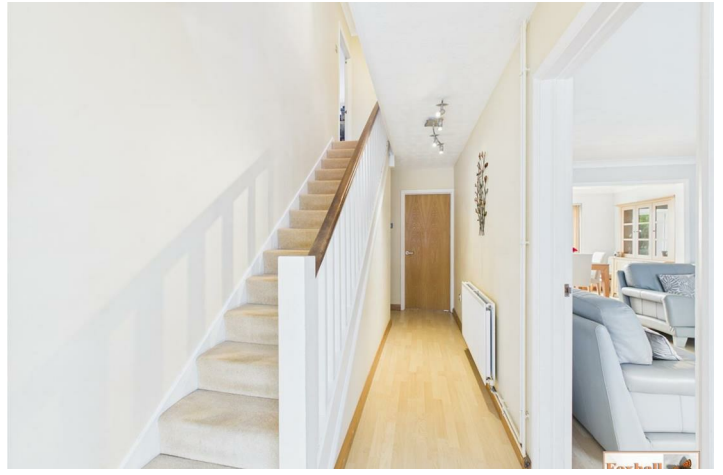
Accessed from the garage with sink and good storage area and a personal door from the garage out into the rear garden.

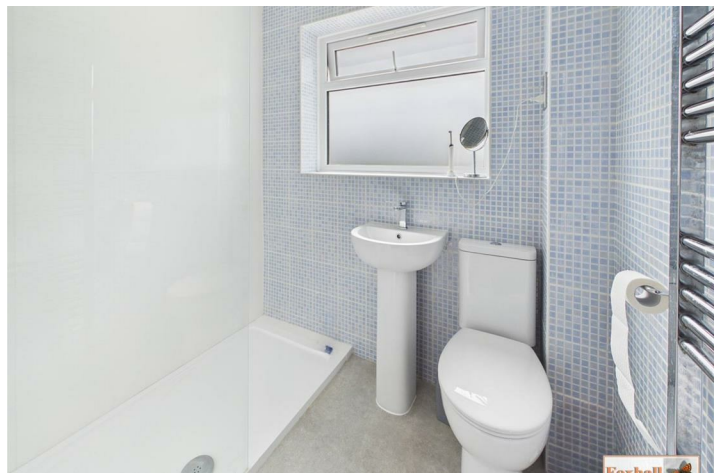
### Agents Notes

Tenure - Freehold

Council Tax Band - E

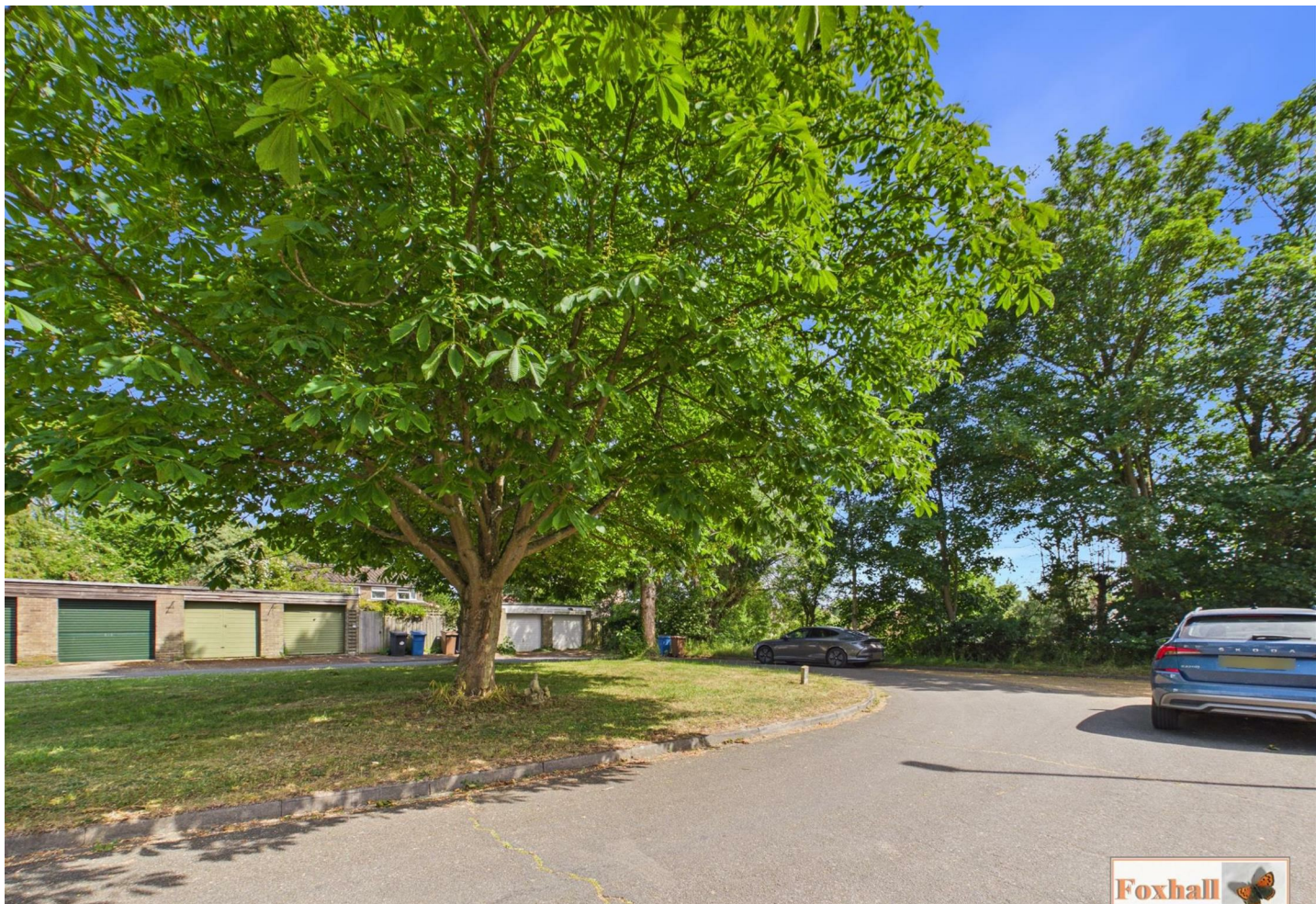








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## Road Map



## Hybrid Map



## Terrain Map



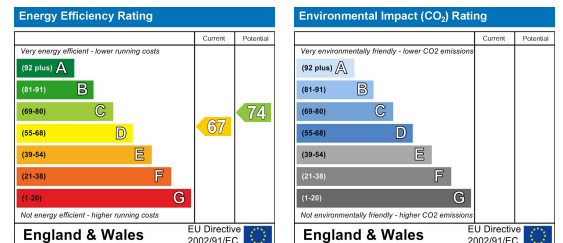
## Floor Plan



## 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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