

Foxhall



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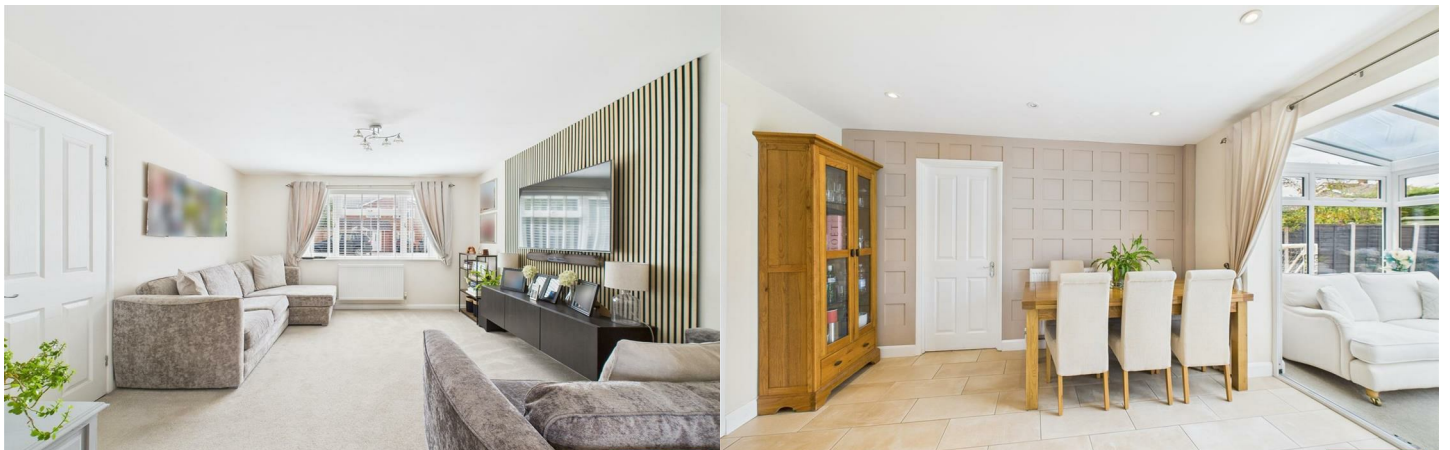
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Penn Close

Capel St. Mary, Ipswich, IP9 2UE

Price £425,000



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Front Garden

Of an excellent size, extensively laid to lawn with driveway in front of the garage with up and over door. There is an additional area of parking on patio slabs and potential for further parking to the front. Gated side access leads around to the side where there is an excellent area of side garden laid to lawn which affords potential for an extension subject to the necessary planning permission.

Entrance Hall

Entrance door to entrance hall, radiator, cupboard under-stairs, tiled floor, doors to

Cloakroom

Low-level W.C, wash basin with mixer and cupboard under, tiled floor, obscured double glazed window to side.

Lounge

14'4" x 12'11" (4.37m x 3.94m)

Double glazed window to front, radiator, double oak doors to

Kitchen/Dining Room

19'10" x 12'3" (6.05m x 3.73m)

Very well fitted, comprising; 1 1/2 bowl single drainer sink unit with a mixer tap over, cupboards under, wooden work surfaces with drawers and cupboards under, wall mounted cupboards over, under counter over, hob with extractor, wall mounted microwave, dishwasher, washing machine, double glazed window to rear and side. Dining area, with radiator, downlighters, feature panelled wall, through to the conservatory and door to

Play Room/Study

10' x 8'6" (3.05m x 2.59m)

Double glazed window to rear, radiator, double glazed door to outside.

Conservatory

18'1" x 6'11" (5.51m x 2.11m)

With double glazed windows and French doors to outside

Landing

Access to loft, part panelled wall, double glazed window to side, doors to

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator and built in wardrobe.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

L shape room, double glazed window to front, cupboard housing combi boiler

Family Bathroom

Panel bath with mixer tap, separate shower over and screen, wash basin with mixer tap, cupboards under, low-level W.C, tiled floor, obscured double glazed window to side.

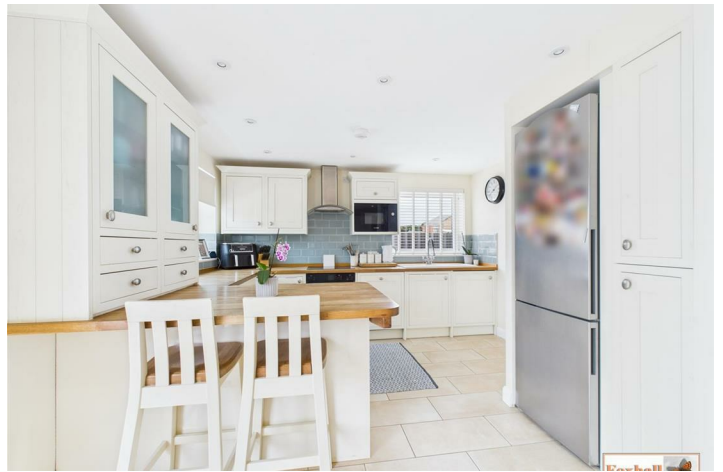
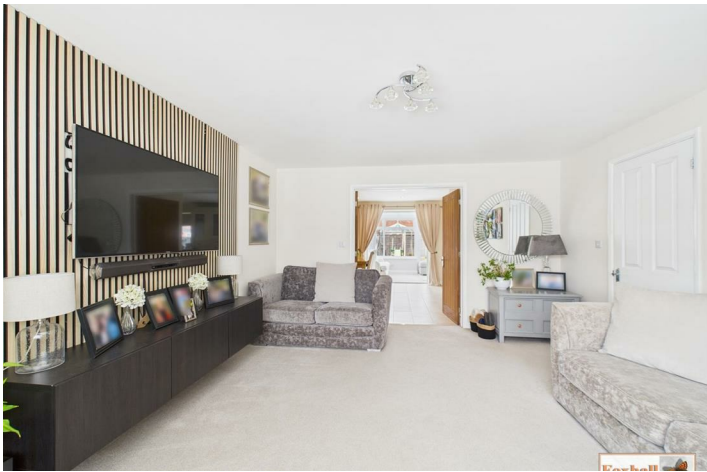
Rear Garden

The rear garden itself is again, mainly laid to lawn with a deck with pergola over, paved patio and enclosed by timber fencing.

Agents Notes

Tenure - Freehold
Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



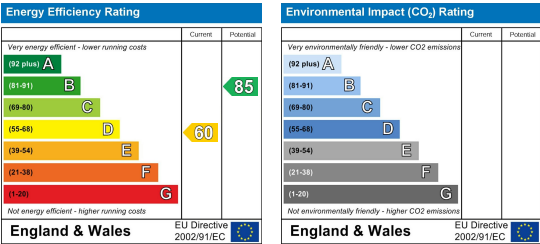
Floor Plan



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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