

# Foxhall



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## Llewellyn Drift

Grange Farm, Kesgrave, IP5 2DN

Asking price £289,995



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## Front Garden

Benefits from decorative stone areas either side of the central pathway leading to the front door, around to the side of the property is a block paved area providing off-road parking.

## Entrance Hallway

Entrance door to entrance hall, tiled flooring, stairs off to the first floor and doors to lounge and kitchen / breakfast room.

## Lounge

**15'11" x 9'6" (4.85m x 2.90m)**

Three double glazed windows two to the front and one to the side with shutters, two radiators, coved ceiling.

## Kitchen / Breakfast Area

**12'2" x 10'2" (3.71m x 3.10m)**

As previously mentioned the feature of the property being re-fitted three years ago. Comprising single bowl sink with a Abode Pro boil instant hot water tap with mixer, excellent range of quartz style worksurfaces with a great range of drawers, cupboards under, wall mounted cupboard to the front housing the boiler (which we understand from the vendor was replaced one year eight months ago). There is a central island with a quartz worksurface with breakfast bar area on one side. There are many integrated appliances to include double oven with induction hob to the side with extractor over, integrated washing machine, integrated dishwasher, under counter fridge freezer, double glazed windows to the front and side with shutters, cupboard under the stairs and through to the rear hallway.

## Rear Hallway

With doors to the cloakroom with W.C. and the outside.

## Cloakroom W.C.

Low-level W.C., pedestal wash hand basin, radiator and extractor fan.

## Landing

Radiator and doors to all three bedrooms and the bathroom.

## Bedroom One

**9'8" x 8'2" (2.95m x 2.49m)**

Double glazed window to the front and side, built-in wardrobe, radiator, coved ceiling and door to the en-suite shower room.

## En-Suite Shower Room

**7'6" x 3'6" (2.29m x 1.07m)**

Shower cubicle, wash hand basin with a cupboard under, low-level W.C., obscure double glazed window to front, radiator and coved ceiling.

## Bedroom Two

**10'1" x 8'9" (3.07m x 2.67m)**

Double glazed window to front and side, radiator and built in wardrobes.

## Bedroom Three

**7'0" x 6'11" (2.13m x 2.11m)**

Double glazed window to side, radiator, access to the loft which we understand from the vendor has a ladder, it's boarded and has a fixed lighting.

## Bathroom

**7'3" x 6'1" (2.21m x 1.85m)**

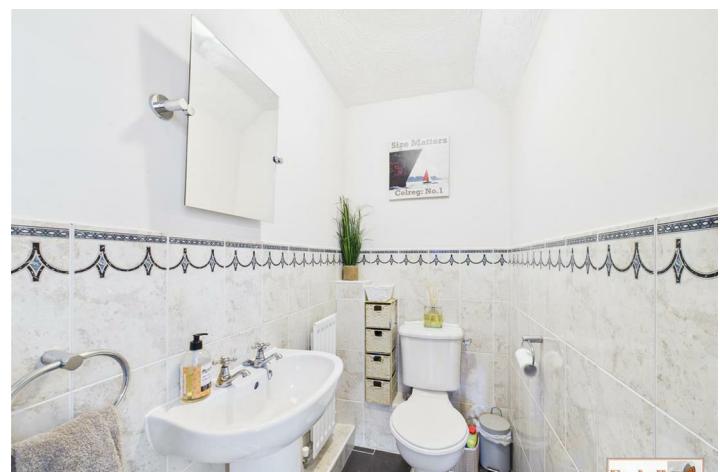
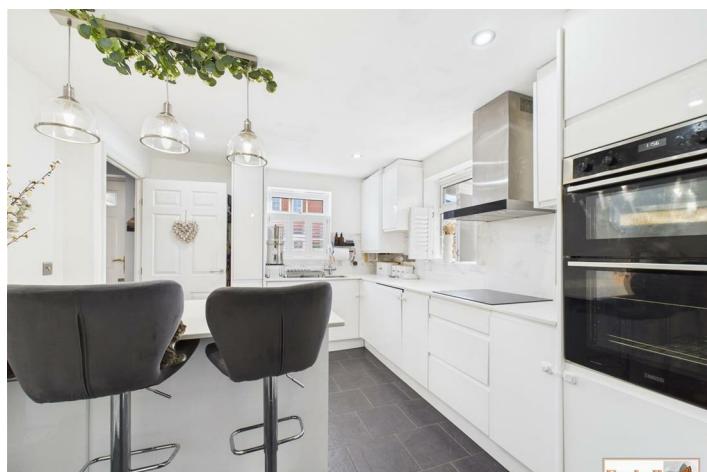
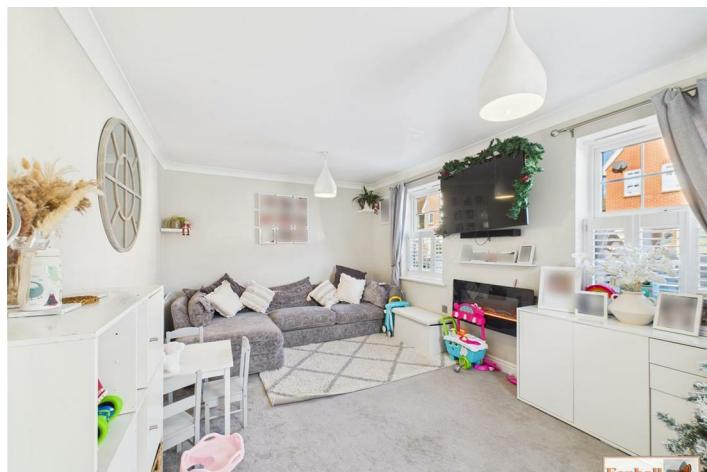
Panel bath with shower over and screen, low-level W.C., pedestal wash hand basin, built-in shelved storage cupboard, obscure double glazed window to the side.

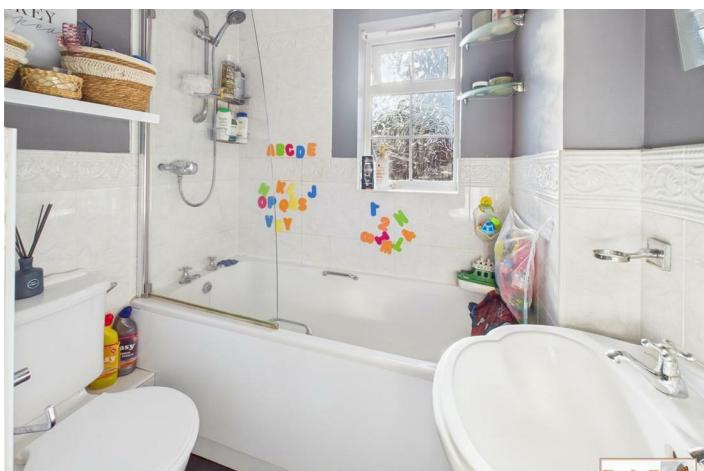
## Rear Garden

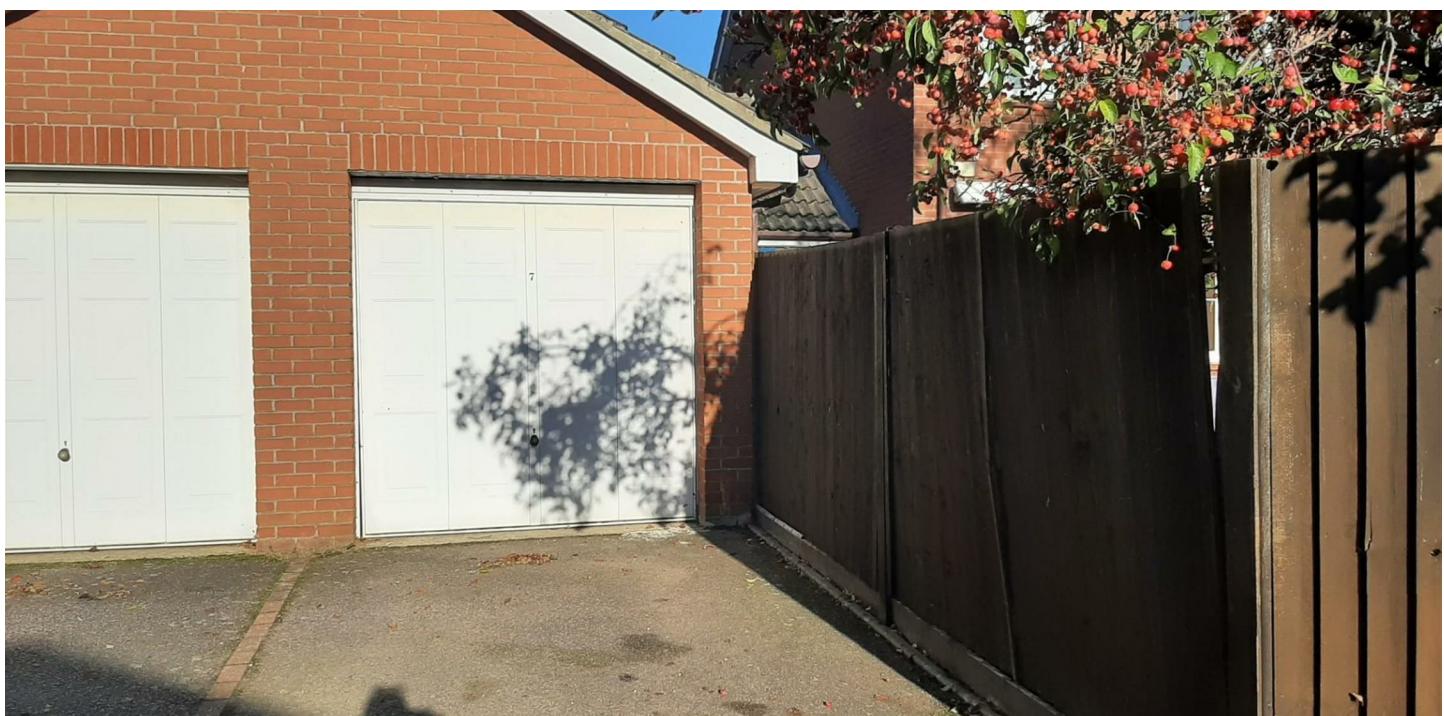
There is access into the rear garden from the rear shared driveway which gives access to the brick built garage with up and over door. The rear garden is enclosed with brick walling to one side and fencing there is a covered patio area and mainly laid to artificial lawn.

## Agents Notes

Tenure - Freehold  
Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



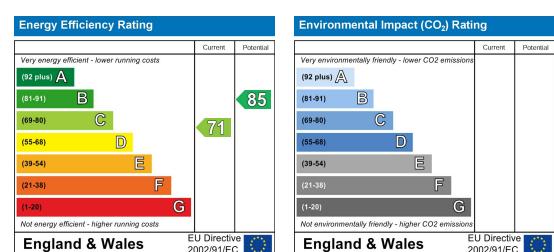
## Floor Plan



## 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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