

# Foxhall



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## Cambridge Road

Kesgrave Kesgrave, IP5 1EW

Price £385,000



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## Front Garden

Enclosed by picket style fencing with neat lawned area and heather border. There is an excellent size driveway providing off-road parking for several cars with gate leading into the rear and the brick built garage with a window to the rear and a personal door into the garden.

## Entrance Hallway

Obscure double glazed leaded light style entrance door into entrance hall, radiator, and doors to all bedrooms, lounge, bathroom and the kitchen.

## Lounge / Dining Room

17'10" x 11'6" / 10'0" x 9'7" (5.44 x 3.53 / 3.07 x 2.93)

Adam style fire surround, radiator, double glazed French style doors to the rear and through to the dining area which has a radiator.

## Kitchen

15'6" x 10'11" (4.74 x 3.35)

Comprises 1 1/4 bowl single drainer stainless steel sink unit with a mixer tap, wooden worksurfaces with drawers and cupboards under, double glazed window to side and rear, downlighters, radiator and double glazed French style doors to outside.

## Bedroom One

11'0" x 10'1" (3.36 x 3.09)

Double glazed window to front, radiator and coved ceiling.

## Bedroom Two

10'7" x 10'1" (3.23 x 3.09)

Double glazed window to front, radiator and coved ceiling.

## Bedroom Three

Double glazed window to side, radiator and wardrobe area.

## Bathroom

Panel bath with a mixer tap and shower attachment over, independent shower cubicle, pedestal wash hand basin, low-level W.C., heated towel rail, obscure double glazed window to side and downlighters.

## Rear Garden

As previously mentioned is easterly facing enclosed by timber fencing, mainly laid to lawn with borders to the sides and a vegetable area.

## Agents Notes

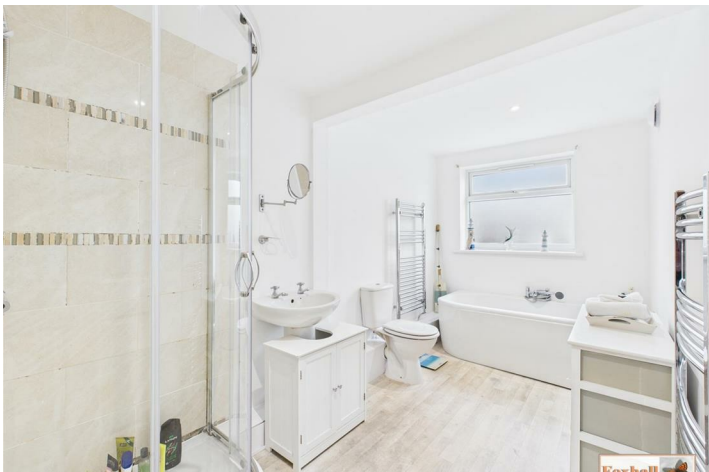
Tenure - Freehold

Council Tax Band - B















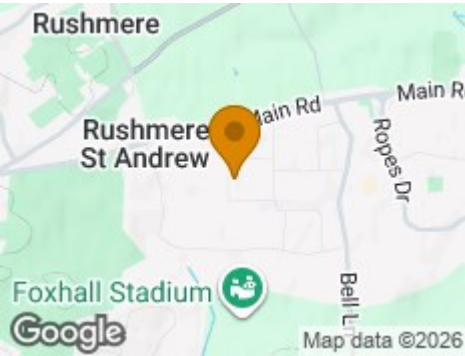
Road Map



Hybrid Map



Terrain Map



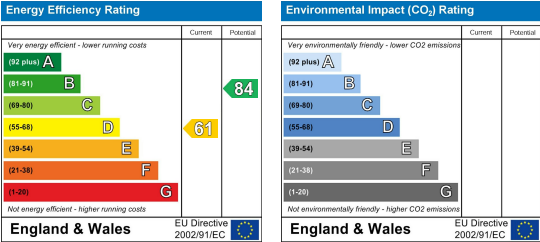
Floor Plan



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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