

# Foxhall



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## St. Agnes Way

Kesgrave, Ipswich, IP5 1JZ

Offers in excess of £325,000



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## Front Garden

To the front of the property there is a block paved drive giving access to the garage. Paved patio giving access to the front door which has an exposed canopy porch, the remainder is laid to lawn with mature trees and shrubs and gated access to the side garden.

## Entrance Hallway

Accessed via a double glazed entrance door with double glazed window, stairs rising to the first floor with storage space under, carpeted flooring, radiator and doors giving access to W.C., lounge and the kitchen.

## Downstairs W.C.

UPVC double glazed window to side, low-level W.C., pedestal wash hand basin, radiator, tiled splash-backs, carpeted flooring and smooth ceiling.

## Lounge

14'9" x 10'9" (4.50m x 3.28m)

UPVC double glazed window to front, radiator, smooth coved ceiling with two pendant lightings, feature fireplace, carpeted flooring and door giving access to the dining room.

## Dining Room

10'1" x 8'10" (3.07m x 2.69m)

UPVC double glazed patio doors giving access to the rear garden, radiator, smooth coved ceiling, carpeted flooring and door giving access to the kitchen.

## Kitchen

11'0" x 8'0" (3.35m x 2.44m)

Built-in fridge, built in freezer, pantry cupboard, 1 1/2 bowl sink with a mixer tap inset into a roll-edge worksurface with cupboards and drawers under and matching above, wall mounted Glo Worm Ultimate boiler, built-in oven and hob with extractor hood over,

built-in washing machine, smooth ceiling with inset spotlighting, tiled splash-backs, double glazed door giving access to the rear garden and tiled flooring.

## Landing

UPVC double glazed window to side with trickle vent, smooth coved ceiling giving loft access, airing cupboard and doors giving access to all bedrooms and the bathroom.

## Bedroom One

11'0" x 9'8" (3.35m x 2.95m)

UPVC double glazed window to front, radiator, smooth coved ceiling, range of built-in wardrobes, carpeted flooring, television point and door giving access to the en-suite.

## En-Suite

5'8" x 5'6" (1.73m x 1.68m)

UPVC double glazed window to front, radiator, low-level W.C., vanity wash hand basin, shower cubicle with shower unit, smooth ceiling, extractor fan, tiled walls and carpeted flooring.

## Bedroom Two

9'7" x 8'2" (2.92m x 2.49m)

UPVC double glazed window to rear, radiator, smooth coved ceiling and carpeted flooring.

## Bedroom Three

8'8" x 8'2" (2.64m x 2.49m)

UPVC double glazed window to the rear, radiator, smooth coved ceiling, carpeted flooring and a television point.

## Family Bathroom

7'0" x 5'5" (2.13m x 1.65m)

UPVC double glazed window to side, shaped and panel bath with a mixer tap and shower attachment, low-level

W.C., pedestal wash hand basin, part tiled walls, extractor fan, smooth ceiling, radiator and carpeted flooring.

### Rear Garden

Commences with a paved patio area with the remainder landscaped to lawn, shingle pathways, mature flower, shrubs and tree borders, ornamental pond and there is access to a further side garden.

### Side Garden

Landscaped to bark chippings, lawn area, mature trees and a monkey puzzle tree and a gravel pathway. Gated access to the front garden.

### Garage

16'11" x 8'11" (5.16m x 2.72m)

Up and over door with power and light and a personal door giving access to the garden.

### Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



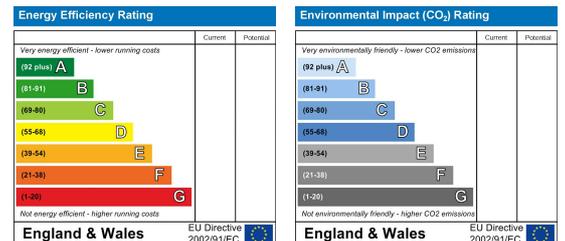
## Floor Plan



## 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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