Foxhall

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Alberta Close

Kesgrave, Ipswich, IP5 1HS

Price £365,000

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Front Garden
The front of the property has an ample drive providing off-road parking for several vehicles leading to the garage, there is also gated side access to the rear garden, outdoor courtesy light with the remainder of the front being laid to lawn with mature trees and shrubs.

Entrance Hallway
Access via a side UPVC double glazed entrance door, wood effect flooring, radiator, textured and coved ceiling, airing cupboard, storage cupboard, loft access and doors and access to.

Lounge
14'8" x 13'1" (4.48 x 3.99)
UPVC double glazed window to front, radiator, brick style feature fireplace with gas flame effect fire, wood effect flooring and textured and coved ceiling.

Kitchen / Breakfast Room
18'11" x 8'10" (5.78 x 2.71)
Two UPVC double glazed windows to side, UPVC double glazed window to rear, UPVC double glazed door giving access to the rear garden, space for a fridge freezer, space for a cooker with filter hood over, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for a chest freezer, radiator, textured ceiling, two radiators, 1 1/2 bowl sink with a mixer tap inset into a rolled edge worksurface with cupboards and drawers under and matching above.

Bedroom One
13'0" x 9'1" (3.97 x 2.79)
UPVC double glazed patio door giving access to the rear garden, wood effect flooring, textured and coved ceiling and a radiator.

Bedroom Two
10'9" x 9'8" (3.29 x 2.97)
UPVC double glazed window to side, radiator and textured ceiling.

Bedroom Three
10'5" x 8'10" (3.19 x 2.70)
UPVC double glazed window to side, full length UPVC double glazed window to side, textured ceiling, built-in double wardrobe housing the Vaillant Boiler , radiator, wood effect vinyl flooring, textured and coved ceiling and door giving access to bedroom four / study.

Bedroom Four / Study
8'10" x 8'9" (2.70 x 2.67)
UPVC double glazed window to front, wood effect vinyl flooring, textured and coved ceiling and a radiator.

Bathroom
8'9" x 5'2" (2.69 x 1.60)
UPVC double glazed window to side, pedestal wash hand basin, shaped and panel bath with independent shower over, tiled walls, vinyl flooring, radiator, textured ceiling and a shaver point.

Separate W.C.
5'11" x 2'7" (1.81 x 0.79)
UPVC double glazed window to side, low-level W.C., radiator, part tiled walls, textured ceiling and vinyl flooring.

Rear Garden
The mature rear garden commences with a paved patio area with the remainder laid to lawn with mature trees and shrubs includidng a couple of apple trees.

Garage
16'11" x 8'8" (5.17 x 2.66)
Power and light with an up and over door.

Agents Notes

Tenure - Freehold

Council Tax Band - D























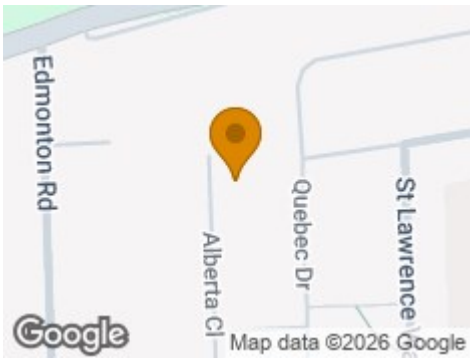





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Road Map



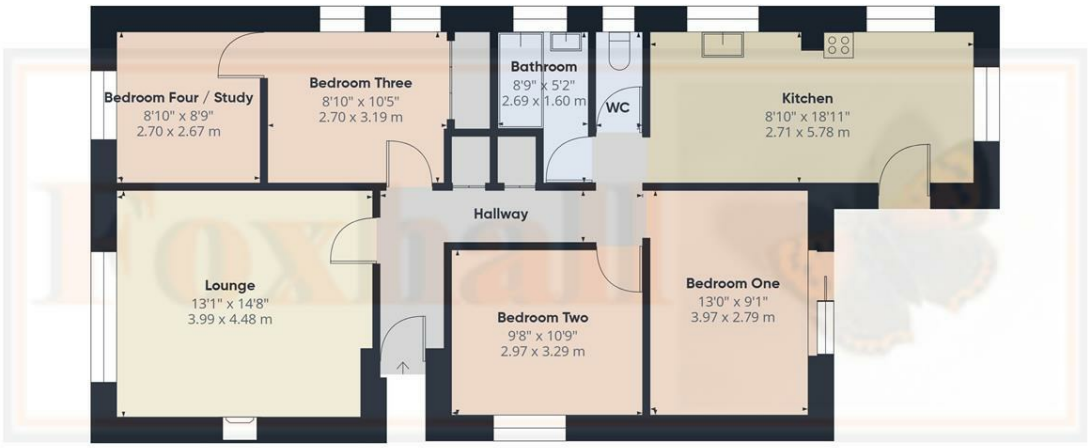
Hybrid Map



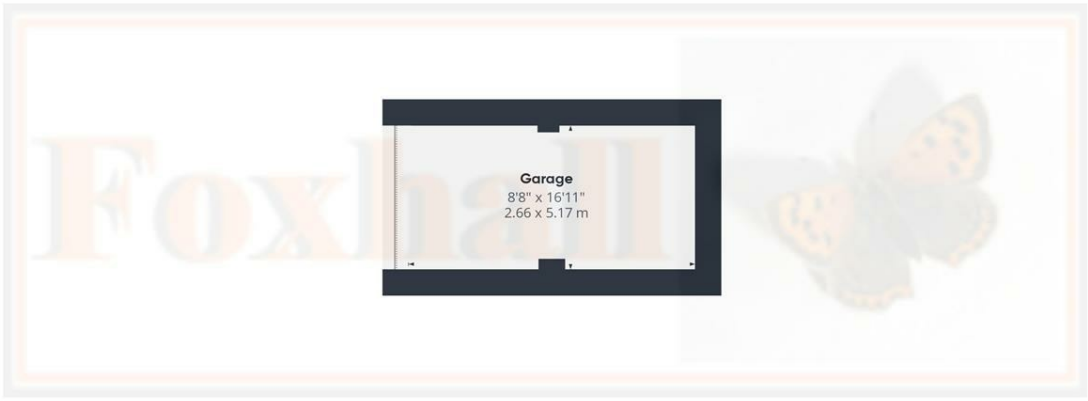
Terrain Map



Floor Plan



Floor 0 Building 1



Floor 0 Building 2

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Approximate total area(1)
1060 ft²
98.4 m²

(1) Excluding balconies and terraces

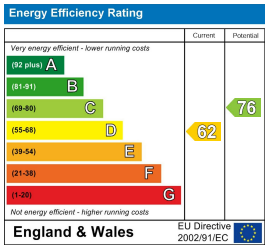
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

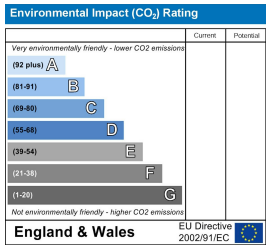
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Viewing

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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