Foxhall

Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Yewtree Grove

Kesgrave, Ipswich, IP5 2GL

Guide price £315,000

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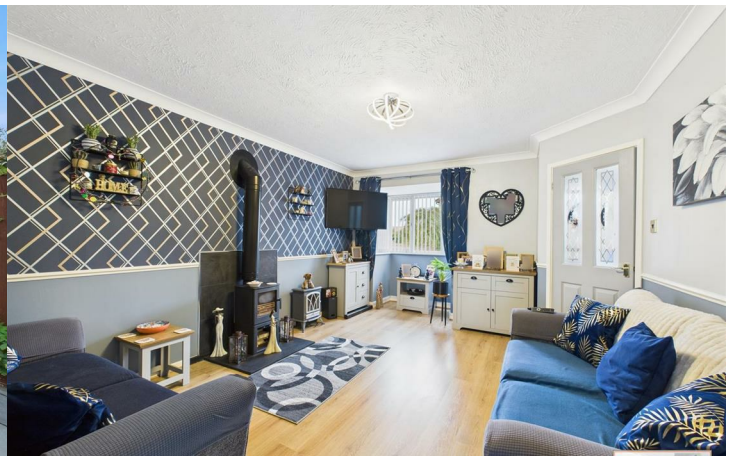

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Front Garden
Landscaped front garden with plenty of mature plants and flowers, pathway to the front door with step to the front door and access to the driveway and garage.

Entrance Hallway
Door into the entrance hallway with stained glass windows, dado rail, radiator, door to the lounge and stairs to the first floor.

Lounge
15'1 x 11'9 (4.60m x 3.58m)
Double glazed square bay window with fitted blinds, two radiators, laminate flooring, lovely feature multi-fuel wood burner in place, slate hearth and slate back plate which has been properly installed, coving and door to kitchen / diner.

Kitchen / Diner
15'3 x 8'5 (4.65m x 2.57m)
Radiator, tile flooring, large under stairs cupboard for storage, comprising of wall and base units with cupboards and drawers under, worksurfaces over, inset Zanussi oven, gas hob over, glass splash-back, extractor hood, stainless steel sink bowl unit with a mixer tap, space and plumbing for a washing machine, space for a fridge, double glazed window to the rear with fitted blinds, double glazed patio door with fitted blinds to the rear, splash-back tiling, cupboard housing the wall mounted combination Baxi boiler (regularly serviced), coving and tiled flooring.

Landing
Doors to bedrooms one, two and three and the bathroom, airing cupboard housing the Mega Flow condenser with shelving and plenty of storage , access to the loft hatch, dado rail and laminate flooring.

Bedroom One
12'5 x 8'7 (3.78m x 2.62m)
Double glazed window to the front with fitted blinds, radiator, laminate flooring, telephone socket and a built-in mirror wardrobe.

Bedroom Two
9'5 x 8'7 (2.87m x 2.62m)
Radiator, double glazed window to the rear with fitted blinds and laminate flooring.

Bedroom Three
6'9 x 6'6 (2.06m x 1.98m)
Double glazed window to the front with fitted blinds, laminate flooring, spotlights and a cupboard over the stairs for storage.

Shower Room
6'3 x 5' (1.91m x 1.52m)
Mermaid backing, vanity wash hand basin, low-flush W.C., heated towel rail, large walk-in shower cubicle with hand held and rainfall shower, extractor fan, spotlights, obscure double glazed window to the rear and vinyl flooring.

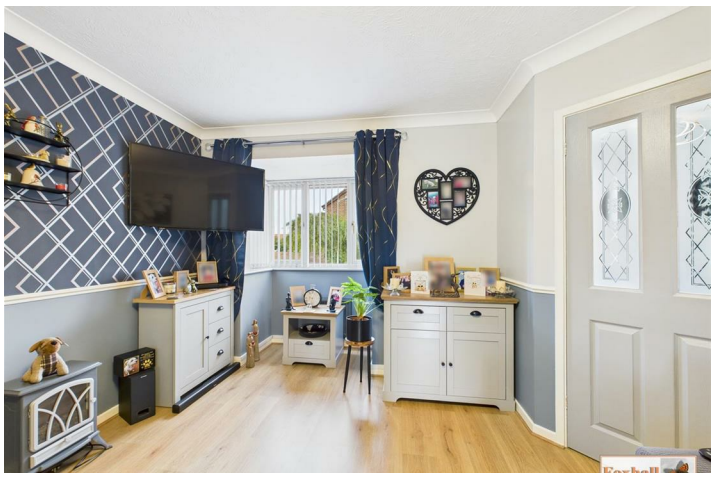
Rear Garden
Fully landscaped rear garden with a decking and Astroturf to the first part, steps down into the patio area suitable for alfresco dining, pedestrian door to the garage, outside tap and lighting, pedestrian gate to the driveway and garage.

Garage
16'10 x 8'3 (5.13m x 2.51m)
Manual up and over door, plenty of rafter storage, space for fridge/freezers and dryers and other utilities or car if needed. Pedestrian gate into the rear garden and power and light.

Agents Notes

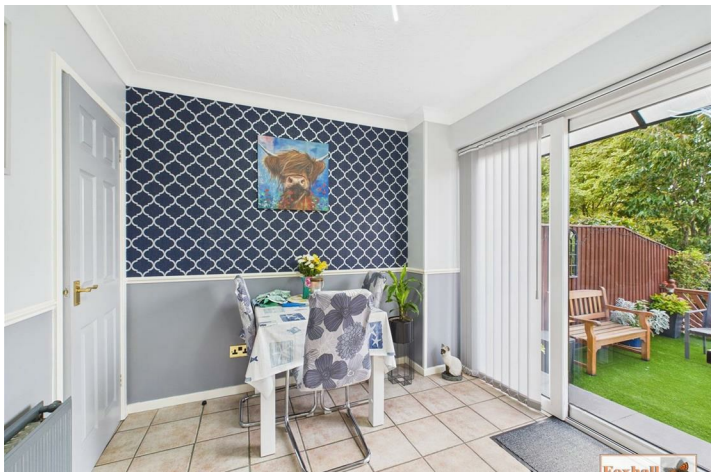
Tenure - Freehold
Council Tax Band - C



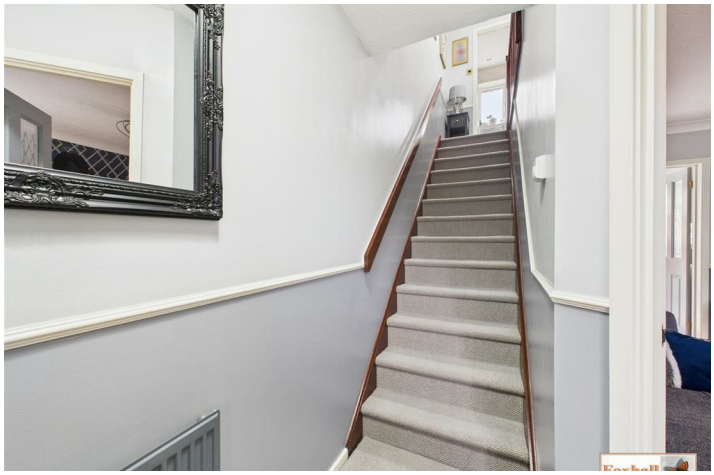


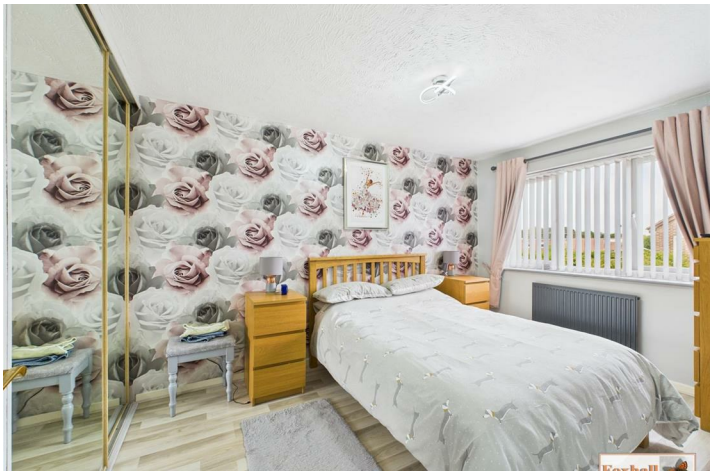


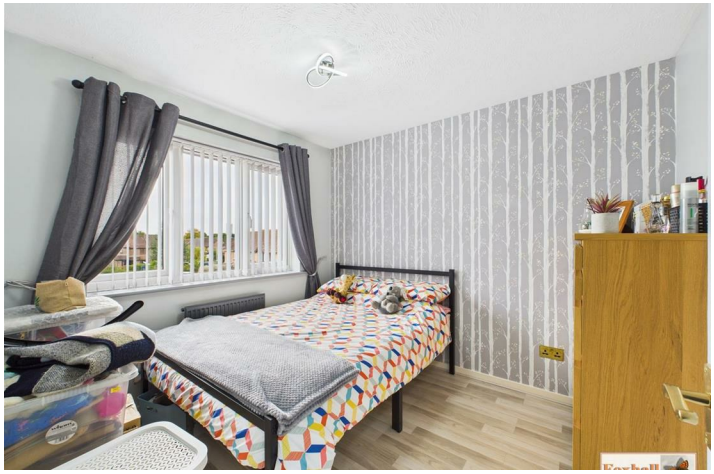


























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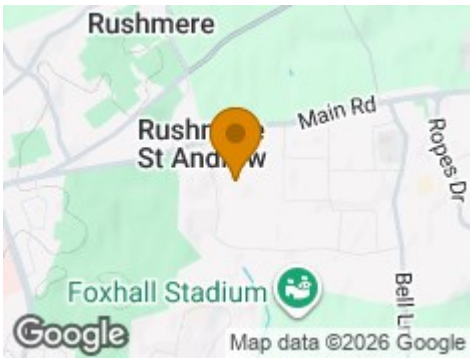
Road Map



Hybrid Map



Terrain Map



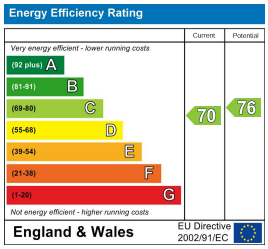
Floor Plan

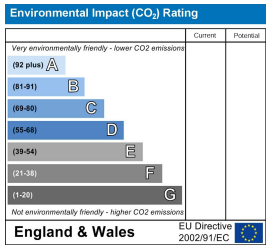


Viewing

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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