

Foxhall



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Whitethorn Road

Purdis Farm, Ipswich, IP3 8SS

Price £400,000



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Front Garden

Off-road parking for two cars comfortably via a block paved driveway accessible via drop kerb. The garden is partly enclosed via hedges and shingle borders, there is access to the garage and a side passage down the left hand side of the property leading to a gate offering access to the rear garden with external lighting.

Entrance Hall

Entry via a double glazed obscure door to the front with a double glazed window facing the front, radiator, access to the stairs, coving and a door into the lounge.

Lounge

17'5" x 15'8" (5.31m x 4.78m)

Large double glaze bay window facing the front, coving, radiator, USB sockets, wall lighting, access to the stairs, opening archway access to the dining room and a door into the kitchen.

Dining Room

8'9" x 8'2" (2.67m x 2.49m)

Double glazed double French style doors to the rear going out into the rear garden, laminate flooring, coving and a radiator.

Kitchen

12'7" x 8'3" (3.84m x 2.51m)

Double glazed window facing the rear, double glaze obscure door facing the rear going out into the garden, base level units with cupboards and drawers, a feature storage wall with cupboards and drawers offering a built-in whirlpool oven, built-in microwave oven and grill function with a hot storage drawer. Natural wood worktop, integrated dishwasher, plumbing for a washing machine, integrated modern oven gas hob with a modern Whirlpool cooker hood above 1 1/2 Butler style sink bowl with a mixer tap above with a drainer unit inset into

the worktop, coving, spotlights, access to a mid lobby, USB sockets and modern under unit and kickboard lighting.

Mid Lobby

Coving, modern floor to ceiling radiator, a door to a cloakroom WC and a door into the garage.

Downstairs W.C.

Double glaze obscure window facing the side, pedestal wash hand basin with a mixer tap, low-flush WC, coving and spotlights

Landing

access to the loft and doors to bedrooms 123 and four and the bathroom and loft is 75% boarded with a light and a ladder.

Bedroom One

12'3" x 11'10" (3.73m x 3.61m)

Double glazed bay window facing the front, radiator, coving, mirrored built-in wardrobes, USB sockets and a door into the en-suite.

En-Suite

6'1" x 4'4" (1.85m x 1.32m)

Double glazed obscure window to the side. spotlights, tiled flooring, stainless steel heated towel rail, pedestal wash and basin with a mixer tap, low-flush WC, shaver point, coving and a step-in shower cubicle with an electric shower.

Bedroom Two

11'9" x 8'1" (3.58m x 2.46m)

Double glaze windows facing the front with fitted shutters, double built-in wardrobe, coving and a radiator.

Bedroom Three

9'2" x 7'5" (2.79m x 2.26m)

Double glazed window facing the rear, laminate flooring, spotlights, coving and mirror built-in wardrobes.

Bedroom Four

9'9" x 7'11" (2.97m x 2.41m)

Double glazed window facing the rear, coving and a radiator.

Bathroom

8'8" x 6'4" (2.64m x 1.93m)

Double glazed obscure window facing the rear, spotlights, coving, shaver point, pedestal wash hand basin with a mixer tap, low-flush, W.C. panel bath with a mixer tap and shower attachment, tiled splash-back, natural wood flooring and a modern with a vintage twist radiator and towel rail.

Garage

17'9" x 8'0" (5.41m x 2.44m)

Manual up and over door, power and lighting. Currently being used as a utility space with space for an extra fridge freezer, tumble dryer and a wall mounted Baxi boiler which was fitted in 2020.

Rear Garden

Fully enclosed south east facing rear garden and enclosed by panel fencing giving you access to a shed, outside tap, mostly laid to lawn with flower bed and shingle borders. Large patio area perfect for entertaining

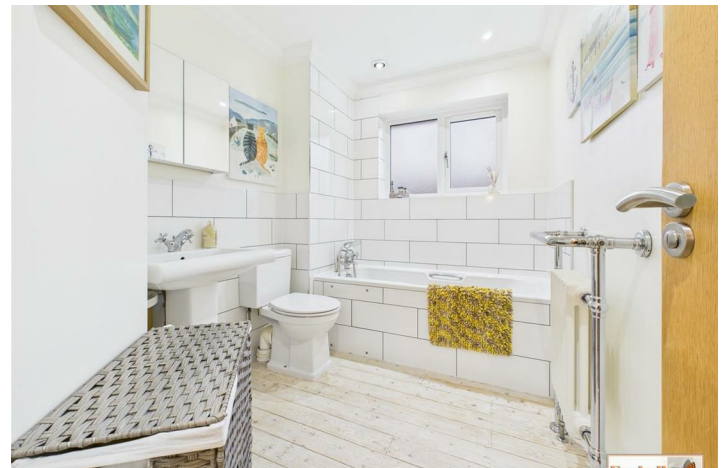
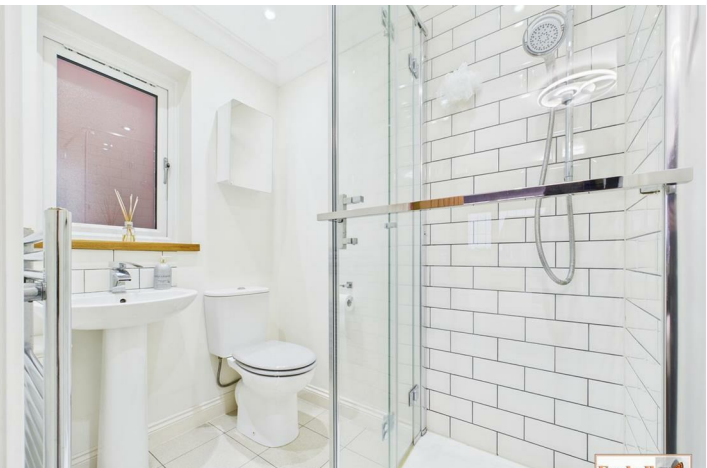
alfresco dining and a gate giving you access to the front garden.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



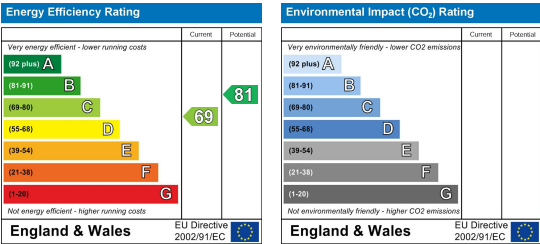
Floor Plan



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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