

# Foxhall



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## Penryn Road

Kesgrave, Ipswich, IP5 1LB

Price £325,000



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## Front Garden

Block paved driveway providing off-road parking giving access to a garage, outdoor lighting and the remainder is laid to decorative stone and mature shrubs.

## Entrance Porch

Access via UPVC double glazed entrance door with opaque UPVC double glazed window to the side, floor mat, carpeted flooring and door giving access to the entrance hallway.

## Entrance Hallway

Textured and coved ceiling giving loft access to a part boarded loft via a retractable ladder with lighting, two wall light points, two radiators, carpeted flooring, airing cupboard housing the wall mounted Baxi boiler which was last serviced on 23rd October 2025 and doors giving access to the remainder of the property.

## Lounge

15'9" x 10'6" (4.80m x 3.20m)

UPVC double glazed Georgian style bow window to front, textured and coved ceiling, radiator, marble feature fireplace and hearth with gas flame effect fire inset and carpeted flooring.

## Kitchen

12'6" x 10'2" (3.81m x 3.10m)

Double glazed Velux skylight to rear, built-in double oven, space and plumbing for a washing machine, space for a fridge freezer, built-in hob with extractor hood over, single drainer stainless steel sink with a mixer tap, rolled edge worksurface with cupboards and drawers under and above, textured and coved ceiling with inset spotlighting, radiator, marble effect tiled flooring, access to the dining area, tiled splash-backs and space for a condensing tumble dryer.

## Dining Room

11'3" x 9'5" (3.43m x 2.87m)

UPVC double glazed Georgian style door giving access to the rear garden with UPVC double glazed Georgian style window to the side of the door, radiator, textured and coved ceiling and marble effect tiled flooring.

## Bedroom One

11'5" x 11'0" (3.48m x 3.35m)

UPVC Georgian style bow window to front, radiator, textured and coved ceiling and carpeted flooring.

## Bedroom Two

11'0" x 8'2" (3.35m x 2.49m)

UPVC double glazed Georgian style window to rear overlooking the garden, radiator, textured and coved ceiling, carpeted flooring and door giving access to the en-suite W.C.

## Ensuite W.C.

Low-level W.C., pedestal wash hand basin with a mixer tap, tile effect vinyl flooring, radiator, tiled walls and extractor fan.

## Bathroom

11'8" x 7'7" (3.56m x 2.31m)

Four piece bathroom suite with UPVC Georgian style window to side, panel bath with Victorian style mixer tap and shower attachment, fully tiled double shower cubicle with independent shower over, vanity wash hand basin, low-level W.C., two radiators, tiled walls, two wall light points, shaver point, tile effect vinyl flooring, textured ceiling with inset spotlighting and extractor fan.

## Rear Garden

South facing rear garden commences with a patio area, raised decorative area with the remainder laid to lawn with a mixture of mature tree and shrubs. There is a further patio area covered by a pergola with outdoor lighting and access to the garage.

## Garage

16'11" x 8'5" (5.16m x 2.57m)

Automatic roller door with power and lighting and UPVC double glazed double doors giving access to the rear garden.

## Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



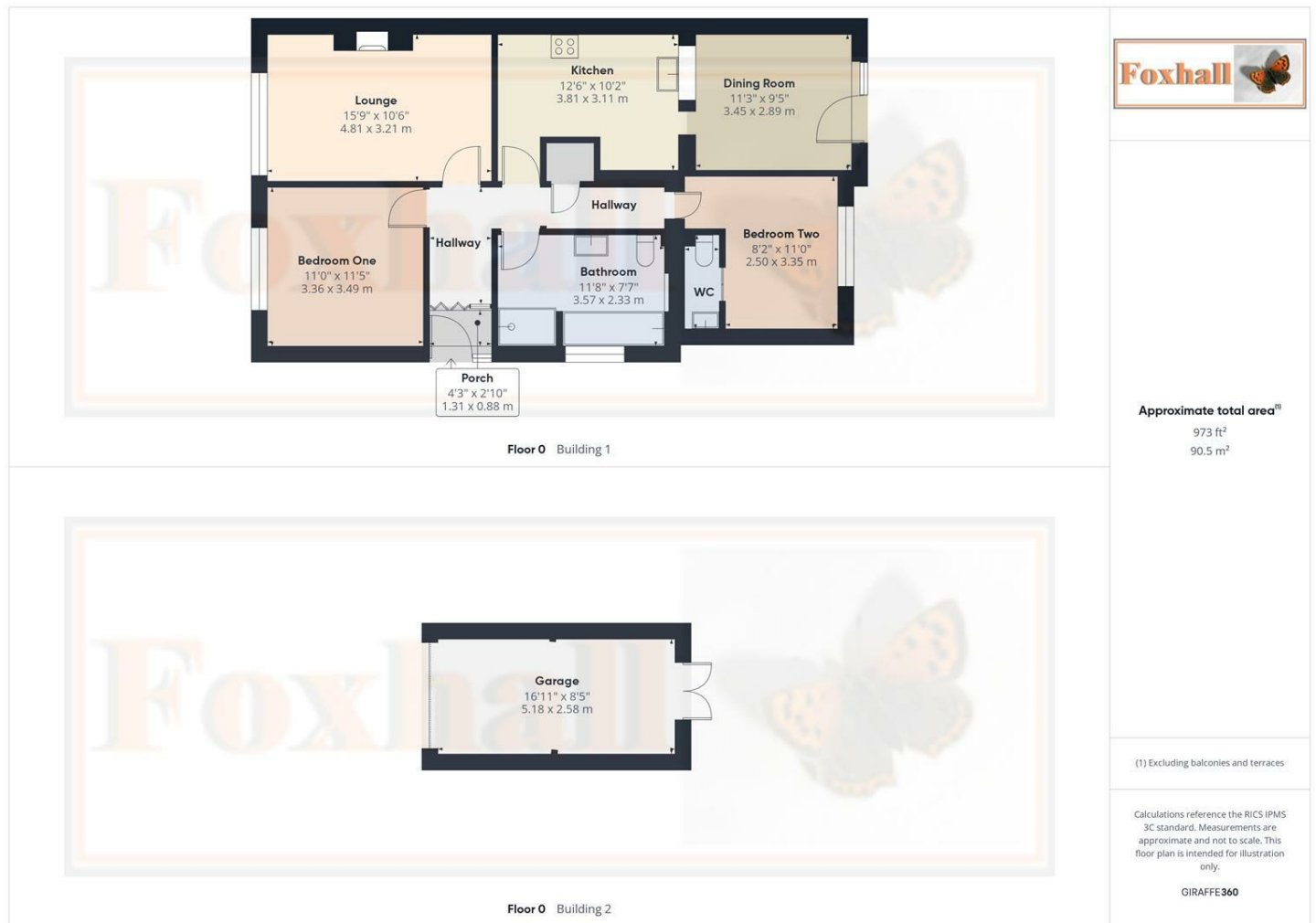
## Hybrid Map



## Terrain Map



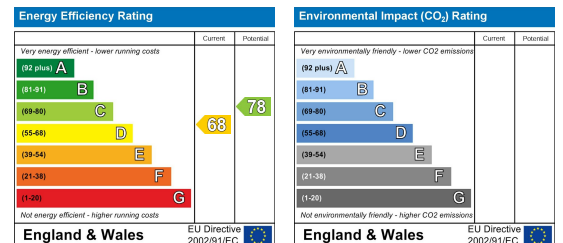
## Floor Plan



## 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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