

# Foxhall



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## Holcombe Crescent

Belstead Hills, Ipswich, IP2 9PW

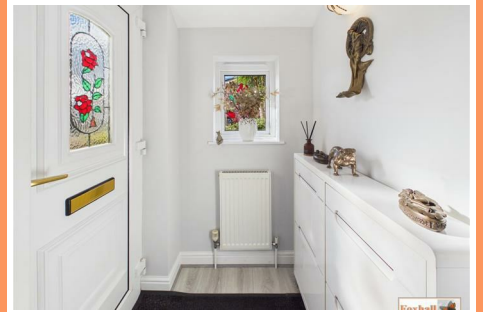
Offers in excess of £300,000



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**Offers in excess of £300,000**



## Front Garden

Excellent area of parking giving access to the semi-integral garage with an up and over door, with power and light and fuse board.

## Entrance Porch

Obscure double glazed entrance door to entrance porch, radiator, double glazed window to front and door to the dining room.

## Dining Room

19'3" x 11'2" (5.89 x 3.41)

Obscure double glazed window to side, double glazed window to front, two radiators, laminated style flooring, coved ceiling, stairs off and doors to the lounge and inner hallway.

## Inner Hallway

With cupboards with sliding doors and doors to the kitchen and the cloakroom W.C.

## Cloakroom W.C.

Low-level W.C., wash basin with a mixer tap, heated towel rail and obscure double glazed window to the side.

## Kitchen

17'10" x 7'2" (5.45 x 2.20)

Very well fitted comprising sink inset into worksurfaces with drawer and cupboards under, excellent range of further worksurfaces with wall mounted cupboards over, gloss splash-back, double glazed window to the side, tiled floor with underfloor electric heating, integrated dishwasher, space for a range style cooker with extractor hood over, downlighters, sky light and double glazed French doors to the outside.

## Lounge

22'5" x 11'0" (6.83m x 3.35m)

Radiator, fire surround with gas fire and double glazed window to the rear.

## Landing

Built-in airing cupboard housing the hot water tank, access to the loft which we understand from the vendor is part boarded, coved ceiling and doors to all bedrooms and the bathroom.

## Bedroom One

11'1" x 11'1" (3.40 x 3.38)

Double glazed window to rear, built-in wardrobes with mirror fronted sliding doors, laminated style flooring and a radiator.

## Bedroom Two

10'10" x 9'1" (3.32 x 2.78)

Double glazed window to the front, radiator, fitted wardrobes with mirror fronted sliding doors, coved ceiling and laminated style flooring.

## Bedroom Three

8'2" x 6'5" (2.49 x 1.98)

Double glazed window to front, floor to ceiling wall length wardrobe with sliding doors, radiator, coved ceiling and laminated style flooring.

## Bathroom

8'2" x 5'4" (2.49 x 1.64)

Panel bath with a mixer tap and power shower over with screen, wash basin with a mixer tap and cupboards under, low-level W.C., heated towel rail and obscure double glazed window to the rear.

## Rear Garden

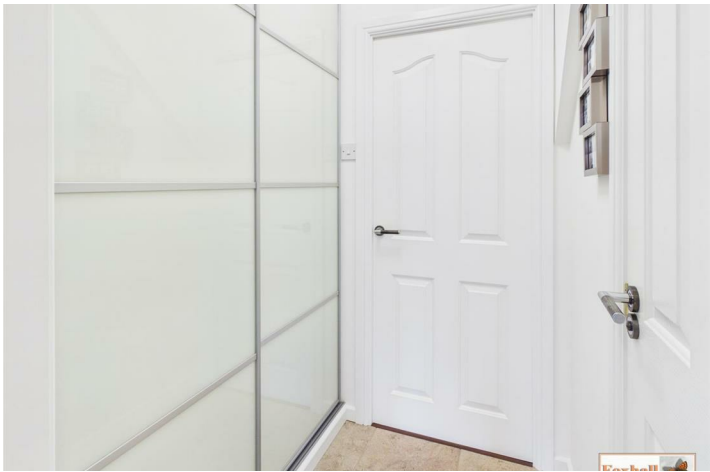
Benefits from an easterly facing aspect enclosed by timber fencing with a large patio area / entertaining area leading onto a good sized lawned area with well stocked flower and shrub borders and a pond.

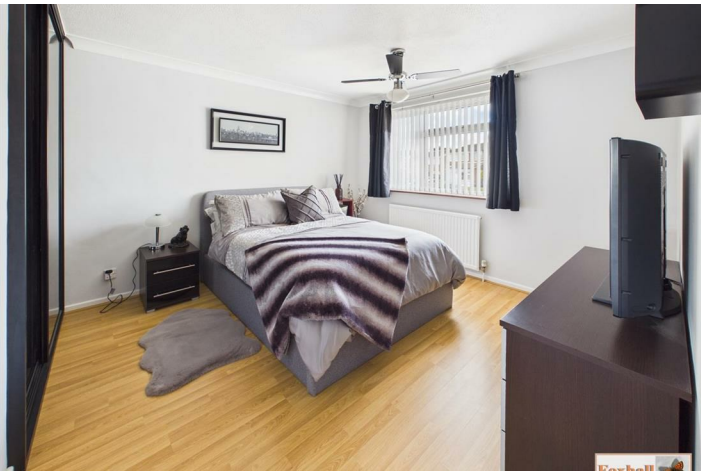
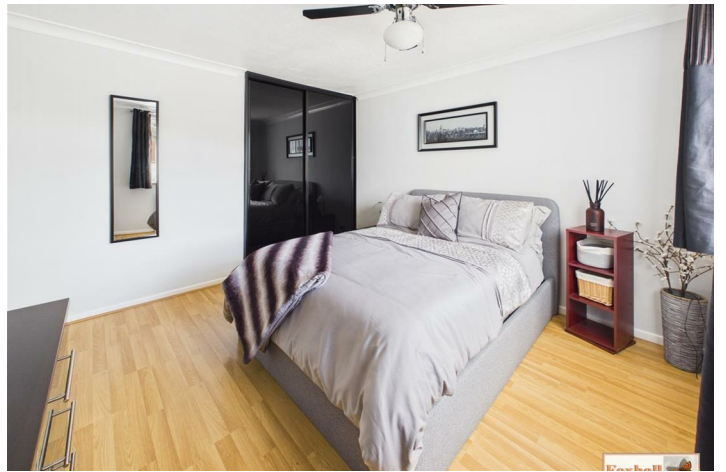
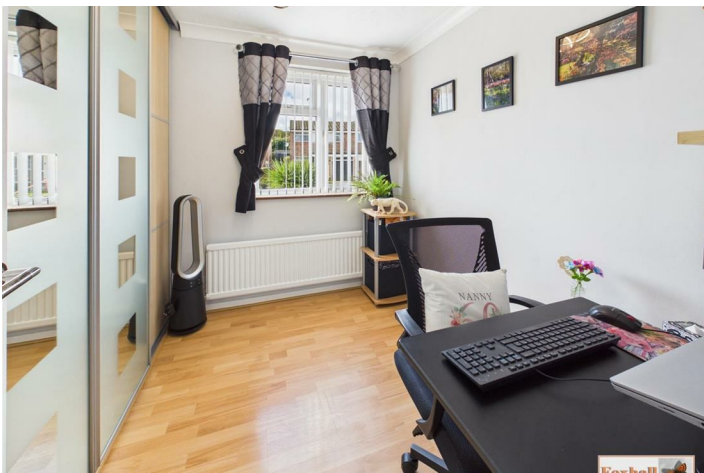
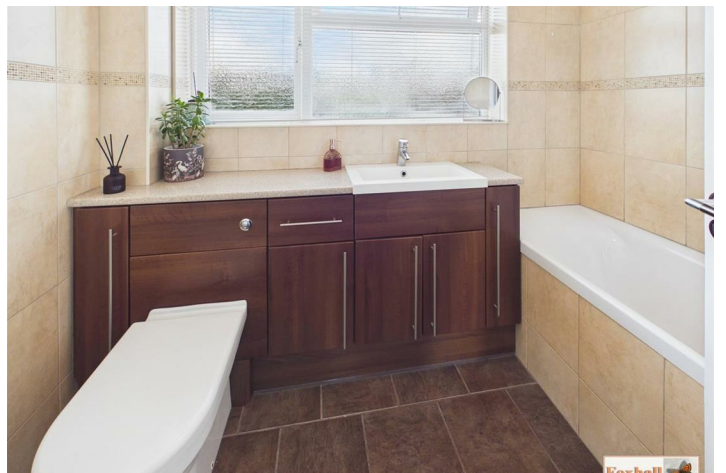
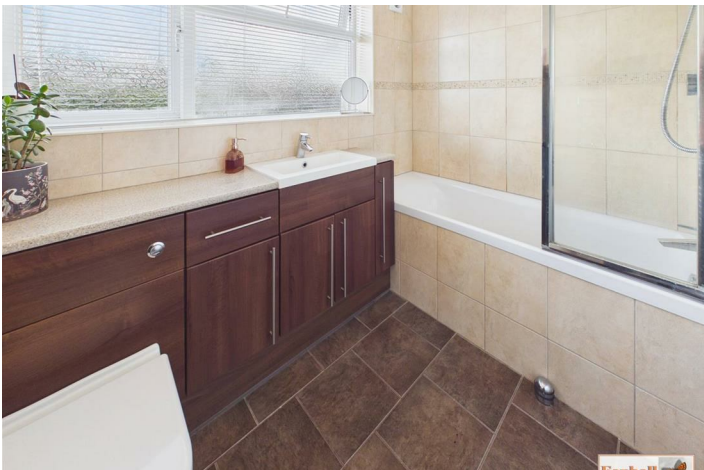
## Agents Notes

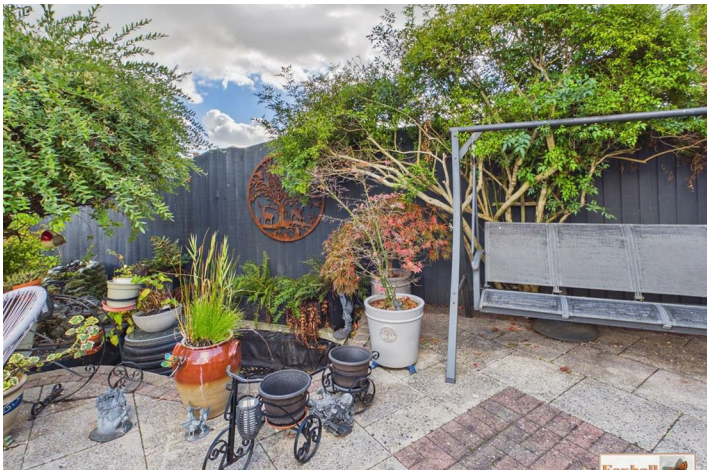
Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



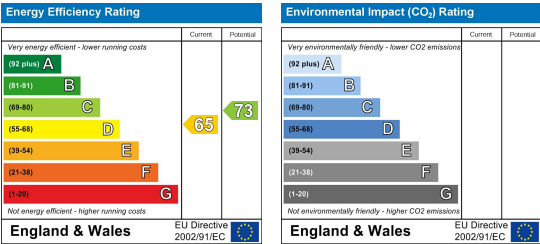
Floor Plan



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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