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



St. Olaves Road

Kesgrave, Ipswich, IP5 2NR

Asking price £575,000

4 2 2 C





St. Olaves Road

Kesgrave, Ipswich, IP5 2NR

Asking price £575,000







Front Garden
Block paved drive providing of road parking for several vehicles and leads to the double garage with outside lighting, the remainder is laid to mature shrubs and a lawned area.

Entrance Hallway
Accessed via side UPVC double glazed entrance door, wood effect flooring, radiator, two wall light points, smooth coved ceiling and doors giving access to all rooms.

Lounge
21'4" x 12'10" (6.51 x 3.92)
Two UPVC double glazed windows to side, UPVC double glazed double doors giving access to the rear garden, carpeted flooring, two radiators, smooth coved ceiling with ceiling fan and four wall light points.

Dining Room
19'7" x 9'4" (5.98 x 2.86)
Smooth coved ceiling with ceiling fan light, loft access via retractable ladder, wood effect flooring, radiator, light tunnel, access to kitchen breakfast room and further bedrooms and a walk-in storage cupboard with light and houses the electrics and solar panel controls.

Kitchen / Breakfast Room
17'7" x 11'8" (5.38 x 3.56)
UPVC double glazed window to rear, 1 1/2 bowl single drainer sink with a mixer spray tap and water softener tap inset into a rolled edge work surface with cupboards and drawers under and matching above, built-in double oven, space for a fridge freezer and an American style fridge freezer, radiator, tile effect vinyl flooring, built-in five burner gas hob with stainless steel splash-back and extractor hood over, smooth coved ceiling with inset spotlighting, built-in dishwasher, tiled splash-backs, double door giving access to the lounge and a door into the utility room.

Utility Room
9'1" x 9'0" (2.79 x 2.76)
UPVC double glazed window to side, UPVC double glazed door giving access to the rear garden, space and plumbing for a washing machine, space for a tumble dryer, space for a chest freezer, range of white gloss cupboards, radiator, tile effect vinyl flooring, smooth coved ceiling and an extractor fan.

Bedroom One
15'7" x 12'10" (4.75 x 3.93)
UPVC double glazed window to the side, radiator, carpeted flooring, smooth coved ceiling with inset spotlighting and ceiling fan and a range of built-in wardrobes.

Bedroom Two
10'9" x 9'6" (3.28 x 2.90)
UPVC double glazed window to the front, radiator, wood effect flooring, range of built-in wardrobes, smooth coved ceiling with inset spotlighting and a ceiling fan.

Bedroom Three
9'11" x 9'11" (3.04 x 3.03)
UPVC double glazed window to front, radiator, wood effect flooring, smooth coved ceiling with ceiling fan light and a range of built-in wardrobes.

Shower Room
9'10" x 6'3" (3.01 x 1.91)
UPVC double glazed window to rear, fully tiled shower cubicle with independent shower and rainfall shower head, low-level W.C., bidet, vanity wash hand basin with Victorian style mixer tap, chrome heated towel rail with

Victorian style radiator inset, tiled flooring, part tiled walls, shaver point, smooth coved ceiling with inset spotlighting and an extractor fan.

Bedroom Four
9'10" x 9'6" (3.00 x 2.90)
Currently being used as a study, UPVC double glazed window to the front, radiator, wood affect flooring, smooth coved ceiling with spotlighting.

Shower Room
10'3" x 7'8" (3.14 x 2.35)
UPVC double glazed window to the side, enclosed W.C. and vanity wash hand basin, Victorian style heated towel rail, fully tiled shower cubicle with independent shower over, tile effect vinyl flooring, tiled walls, shaver point, smooth coved ceiling with inset spotlighting, extractor fan, further extractor fan, tiled walls and an airing cupboard.

Rear Garden
The extensive rear garden commences with a paved patio area with a brick built barbeque and also a raised pond covered by a pergola. The remainder of the garden is laid to lawn with mature trees and shrubs with a further outbuilding to the end of the garden, there are courtesy lights and also the air source heat pump.

Garage
20'4" x 18'7" (6.21 x 5.68)
Double sized garage with automatic up and over door with power and lighting and a new UPVC double glazed door to the side giving access to the garden.

Outbuilding
18'0" x 9'0" (5.51 x 2.75)
Accessed via double doors and a window to rear.

Agents Notes
Tenure - Freehold
Council Tax Band - C









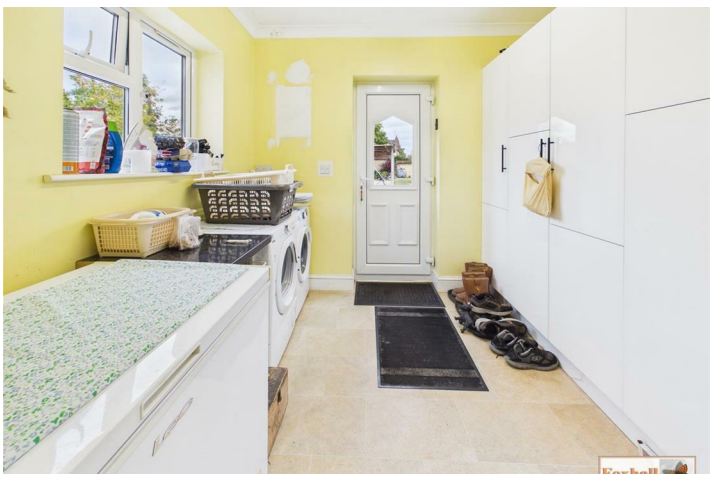














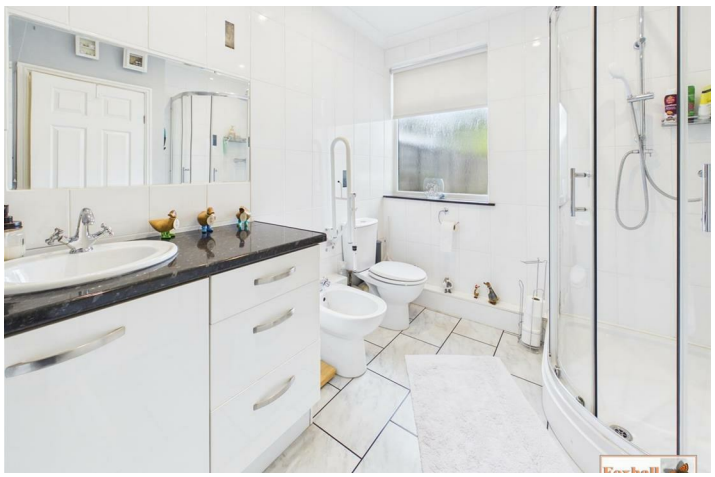
































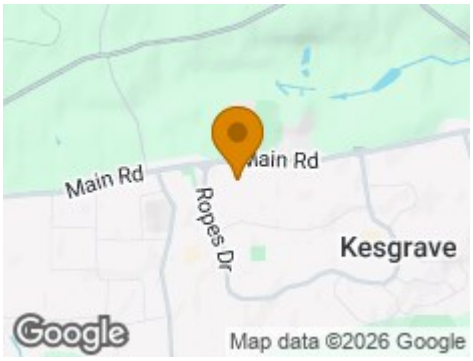
Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Foxhall

Approximate total area(1)

2087 ft²

193.9 m²

(1) Excluding balconies and terraces

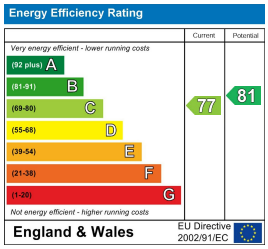
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

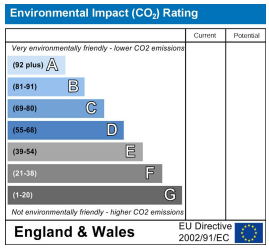
GIRAFFE360

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.