

Foxhall



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Battles Lane

Kesgrave, Ipswich, IP5 2XF

Offers in excess of £400,000



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Front Garden

Block paved driveway providing off-road parking and further driveway giving access to the garage, gated side access to the rear garden, outdoor lighting, exposed canopy porch with the remainder of the front garden being laid to decorative stone.

Entrance Hallway

Access via a UPVC double glazed entrance door with UPVC double glazed wood effect window to side, radiator, tiled flooring, coved and textured ceiling, stairs rising to the first floor and doors giving access to.

Ground Floor W.C.

UPVC double glazed window to side, low-level W.C., hand wash basin with tiled splash-back, radiator, tiled flooring and textured ceiling.

Lounge

15'0" x 12'1" (4.57m x 3.68m)

UPVC double glazed wood effect bay window to front, feature fireplace with marble effect hearth and gas flame effect fire inset, three wall light points, two radiators, grey carpeted flooring and double doors giving access to the entrance hallway.

Dining Room

9'1" x 8'3" (2.77m x 2.51m)

UPVC double glazed patio door giving access to the conservatory, door giving access to the kitchen, radiator, coved and textured ceiling, grey carpeted flooring and arch giving access to the lounge.

Kitchen

15'3" x 6'11" (4.65m x 2.11m)

Internal door giving access to the conservatory, internal windows looking over the conservatory, 1 1/2 bowl stainless steel sink with Victorian style mixer tap inset into a rolled edge worksurface with cupboards and

drawers under and matching above, built-in Bosch oven, built-in NEFF hob with filter hood over, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a fridge freezer, radiator, tiled flooring, tiled splash-back, textured and coved ceiling with spotlighting and door giving access to dining room.

Conservatory

20'2" x 8'10" (6.15m x 2.69m)

Of brick and UPVC double glazed construction with two sets of UPVC double glazed doors giving access to the rear garden, beech wood effect vinyl flooring, radiator, three wall light points and patio door giving access to the dining room.

Landing

UPVC double glazed windows to side, carpeted flooring, textured and coved ceiling providing loft access, airing cupboard and doors giving access to all the bedrooms and the bathroom.

Bedroom One

12'1" x 10'5" (3.68m x 3.18m)

UPVC double glazed wood effect window to front, radiator, textured ceiling, range of built-in wardrobes, further single built-in wardrobe and door giving access to the en-suite.

En-Suite Shower Room

6'6" x 5'0" (1.98m x 1.52m)

UPVC double glazed window to side, fully tiled shower cubicle with independent shower over, low-level W.C., pedestal hand wash basin with cascading mixer tap, radiator, tiled flooring, part tiled walls, shaver point, textured ceiling with extractor fan.

Bedroom Two

11'2" x 9'6" (3.40m x 2.90m)

UPVC double glazed wood effect window to front, radiator, carpeted flooring, built-in double wardrobe and textured ceiling.

Bedroom Three

10'1" x 7'10" (3.07m x 2.39m)

UPVC double glazed window to rear, radiator, carpeted flooring and coved and textured ceiling.

Bedroom Four

9'3" x 8'9" (2.82m x 2.67m)

UPVC double glazed window to rear overlooking the garden, radiator, textured ceiling, built-in wardrobe and carpeted flooring.

Family Bathroom

6'9" x 6'6" (2.06m x 1.98m)

UPVC double glazed window to rear, shaped and panel bath with a mixer tap and shower attachment, pedestal hand wash basin with cascading mixer tap, low-level W.C., radiator, tiled floor, part tiled walls, textured and coved ceiling with an extractor fan.

Rear Garden

Commencing with a paved patio area with the remainder laid to lawn, enclosed by panel fencing, outside tap and gated access to the front.

Garage

12'10" x 8'0" (3.91m x 2.44m)

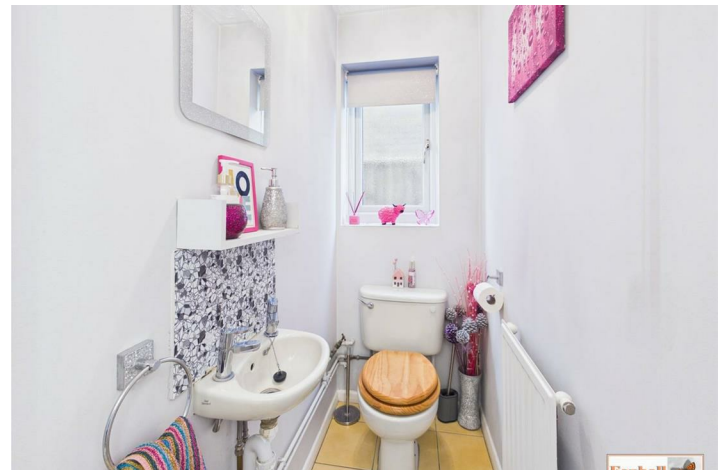
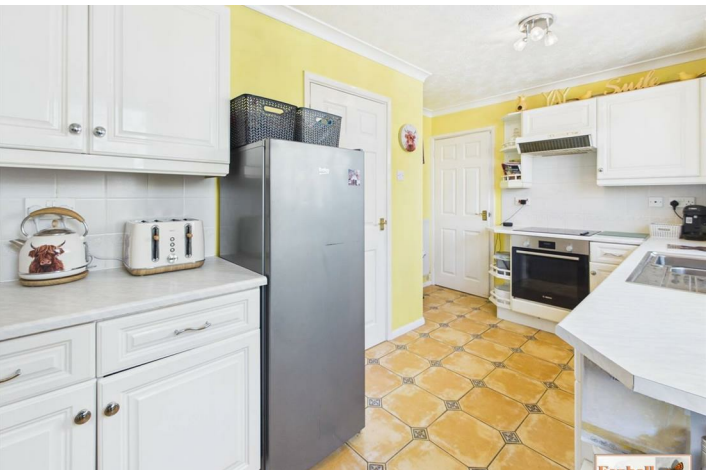
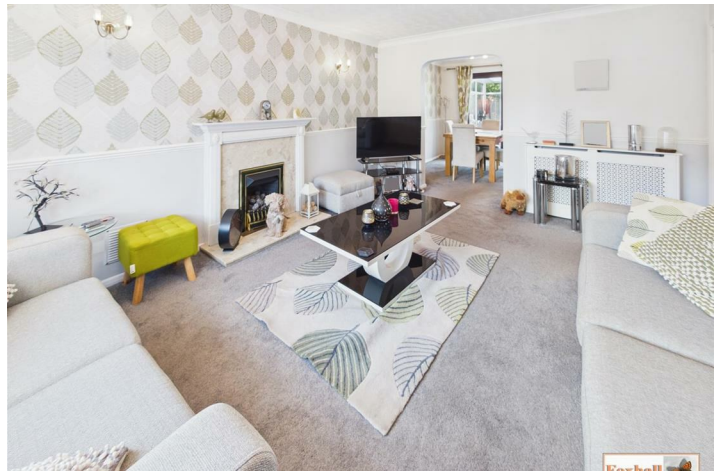
Manual up and over door with power and light and houses the wall mounted Vaillant boiler.

Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



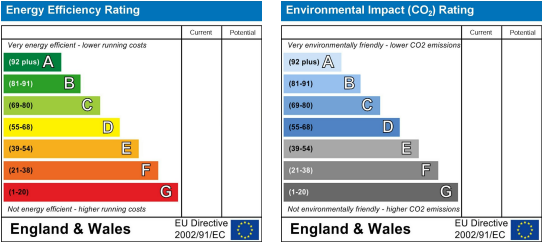
Floor Plan



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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