Foxhall

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Ayr Road

Ipswich, IP4 3HH

Offers in excess of £300,000

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Front Garden
Blocked paved driveway for two cars, neat lawn area to the sides, gated side access leading to a good sized rear garden.

Entrance Porch
Double glazed entrance porch and door to

Entrance Hall
Radiator, cupboard under the stairs.

Lounge
16'5 x 13'4 (5.00m x 4.06m)
Double glazed bay window to the front, radiator.

Dining Room
10' x 8'10 (3.05m x 2.69m)
Radiator, double glazed French doors to outside.

Kitchen
9'6 x 8'11 (2.90m x 2.72m)
Refitted in 2025 comprising 1 1/4 sink with drainer. Excellent range of worksurface with drawers and cupboards under and wall mounted cupboards over. wall mounted combination boiler, integrated dishwasher, upright housing built-in double oven, with hob to the side and extractor over, space for a fridge freezer, downlighters, double glazed window to the rear and coving.

Utility Room
12'6 x 4'11 (3.81m x 1.50m)
Roll top worksurface with appliance space under and wall mounted cupboards over, radiator, obscure double glazed door to outside and door to

Shower Room
Independent shower cubicle, wash basin with mixer tap, low level W.C, two obscure double glazed windows to the side, heated towel rail and extractor fan.

Landing
Double glazed window to the side, access to loft with pull down ladder.

Bedroom 1
11'3 x 5'5 (3.43m x 1.65m)
Double glazed window to the front, built in wardrobes, radiator.

Bedroom 2
11'3 x 8'11 (3.43m x 2.72m)
Double glazed window to the rear, built in wardrobes and top cupboard, radiator.

Bedroom 3
8'11 x 5'5 min (2.72m x 1.65m min)
L Shaped Double glazed window to the front, built in wardrobe with sliding door, radiator.

Bathroom
6'6 x 5'3 (1.98m x 1.60m)
Panelled bath with shower and folding screen, wash basin with mixer tap and cupboards under, low level W.C, Obscured double glazed window to the rear, heated towel rail, down lighters and built in storage.

Rear Garden
Good sized easterly facing rear garden enclosed by timber fencing, mainly laid to lawn with flower and shrub borders, garden shed, bike store, pergola, decking, fixed seating, underground sprinkler system and a pizza oven.

Agents Notes

Tenure - Freehold
Council Tax Band - B



















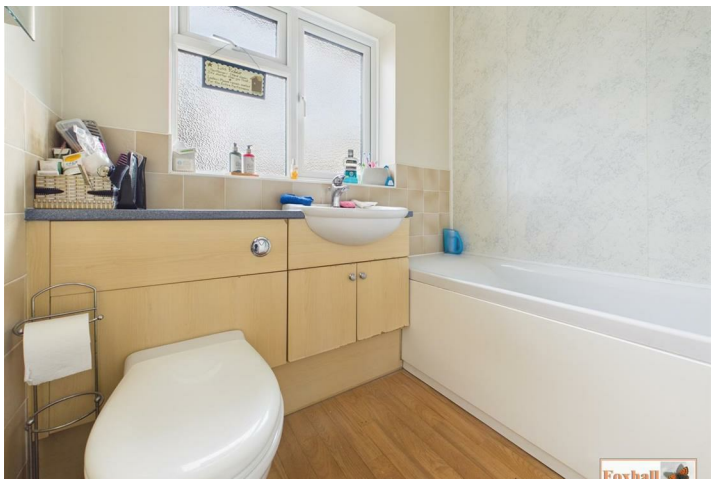





STAR WARS









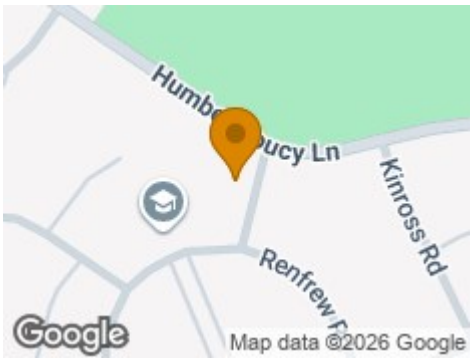








Road Map



Hybrid Map



Terrain Map



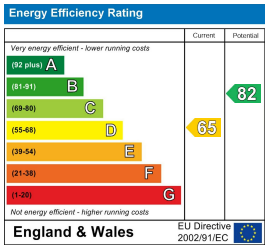
Floor Plan

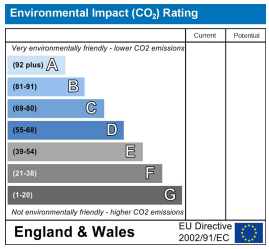


Viewing

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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