Foxhall
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Trinity Walk

Stowupland, Stowmarket, IP14 4AS

Offers in excess of £270,000

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Front Garden
Mainly laid to shingle and stone with a range of mature trees and plants, flower bed borders, off road parking via a shingle driveway for two cars comfortably, pathway leading to the front door an a gate down the side giving access to the rear garden and an outside tap.

Entrance Hall
Entry via a double glazed obscure door facing the front, access to the stairs, radiator, door into the lounge and access to the kitchen.

Lounge
17'1" x 12'11" (5.22 x 3.94)
Double glazed windows facing both the front and the rear, coving, two radiators and laminate flooring.

Kitchen
13'5" x 8'11" (4.10 x 2.73)
Double glazed windows facing the front and side, wall and base fitted units with cupboards and drawers, plumbing for both a washing machine and dishwasher. double range master oven (will be staying), stainless steel single sink bowl and drainer unit with hot and cold taps, tiled splash-back, radiator, wall mounted extractor fan, space for a fridge freezer and access to the rear lobby.

Rear Lobby
Access to the understairs cupboard, double glazed window to the rear, double glazed UPVC door leading out to the rear garden, radiator, door leading to the cloakroom W.C., and tiled flooring.

Cloakroom W.C.
Double glazed obscure window to the rear, radiator, wall mounted wash hand basin with mixer tap over, low flush W.C. and tiled splashback.

Landing
Double glazed window to the rear giving a lovely view of the garden, radiator, access to the consumer unit and enviro vent, access to the loft, doors leading to bedrooms one, two, three and the bathroom.

Bedroom One
10'3" x 12'10" (3.13 x 3.93)
Double glazed window facing the front and a radiator.

Bedroom Two
10'11" x 8'11" (3.34 x 2.73)
Double glazed window facing the front, radiator, natural wood painted floor and a built in wardrobe.

Bedroom Three
6'6" x 9'11" (1.98m x 3.02m)
Double glazed window facing the rear giving a great view of the garden and an airing cupboard housing the Vaillant combi Boiler and the pressure tank.

Bathroom
5'11" x 6'4" (1.80m x 1.93m)
Double glazed window facing the side, radiator, extractor fan, paddle bath with hot and cold taps and a separate shower over with a curtain rail, low flush W.C., pedestal hand wash basin with hot and cold taps and a splash-back.

Rear Garden
Enclosed north-easterly facing rear garden which is unoverlooked. The garden is split into two sections with a decking area, a brick built outbuilding currently being used as a workshop with power and lighting, two sheds, a gate down the side of the property leading to the front garden, over a 100 feet length of garden mostly laid to lawn with mixture of trees, fruit trees, plants, bushes, seating areas, bark pathway and a fruit patch.

Agents Notes

Tenure - Freehold

Council Tax Band - B















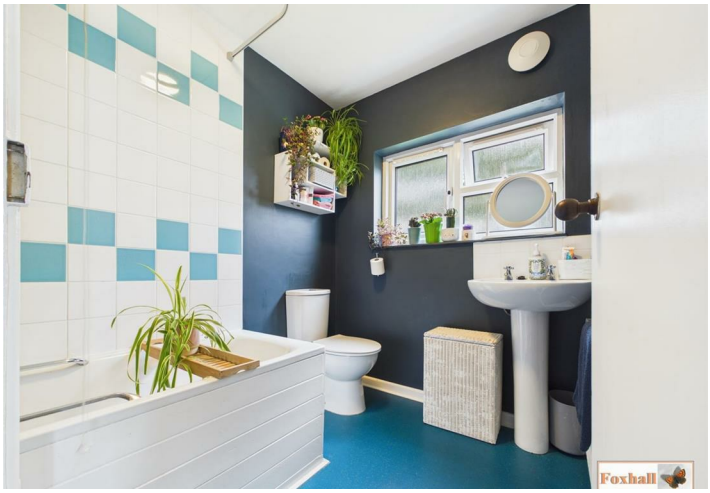


























Road Map



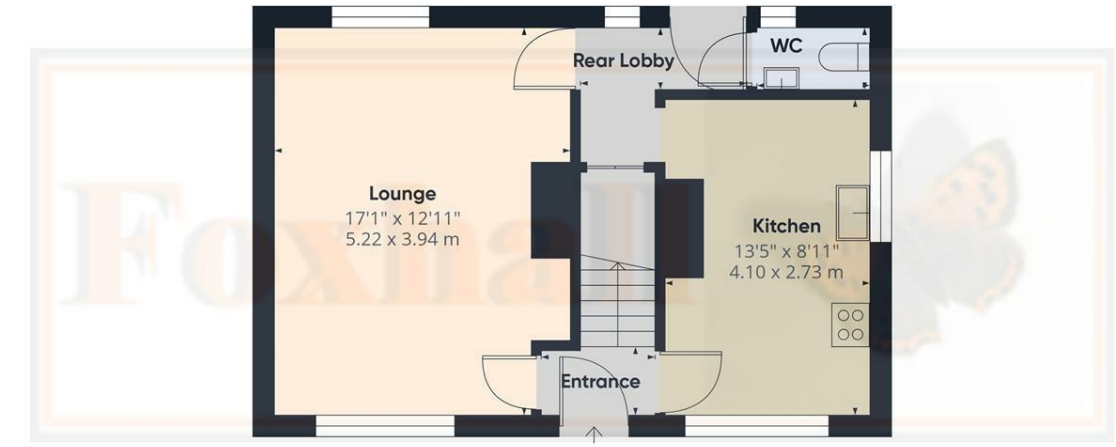
Hybrid Map



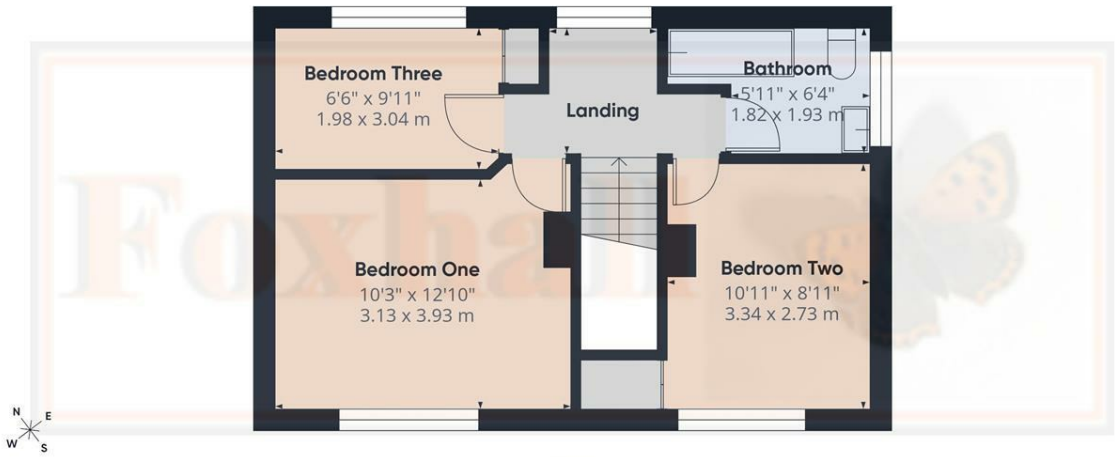
Terrain Map



Floor Plan



Floor 0



Floor 1

Foxhall

Approximate total area(1)

803 ft²

74.6 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.

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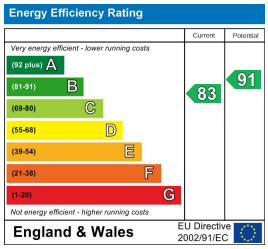
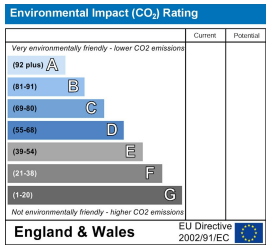
Viewing

Please contact us on 01449 553955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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