

# Foxhall



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## Wilkinson Drive

Kesgrave, Ipswich, IP5 2DS

Asking price £375,000



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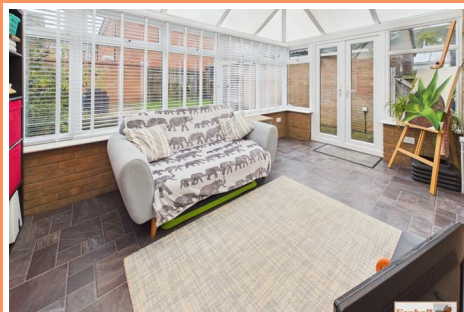
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## Front Garden

Tarmac driveway leading to garage and a step up to the front door with shingle border.

## Entrance Hallway

Access via a composite double glazed entrance door, wood effect flooring, smooth ceiling, stairs rising to the first floor with storage cupboard under radiator and doors giving access to.

## W.C.

UPVC double glazed window to side, radiator, pedestal wash hand basin with tiles splash-back, low-level W.C., smooth ceiling and tile effect vinyl flooring.

## Lounge

15'11" x 10'4" (4.85m x 3.15m)

UPVC double glazed bay window to front, two radiators, stone effect feature fireplace with gas frame effect fire inset, smooth ceiling with two pendant lighting and a cream carpet floor.

## Kitchen

17'3" x 11'8" (5.26m x 3.56m)

A stunning Wren Kitchen with UPVC double glazed window to rear, built-in Zanussi Oven and induction hob with extractor hood over, under unit lighting, Island unit with cupboards under and breakfast bar, tile effect vinyl flooring, space and plumbing for slimline dishwasher, built-in fridge and freezer, built-in washing machine, radiator, feature pendant lighting, smooth ceiling with inset spotlighting and pendant lighting, single bowl sink with a Victorian style mixer tap inset into a marble effect worktop with a range of soft grey cupboards drawers under a matching above and a UPVC double glazed doors giving access to the conservatory.

## Conservatory

15'0" x 8'6" + 13'3" x 3'11" (4.57m x 2.59m + 4.04m x 1.19m)

Brick and UPVC double glaze Victorian style construction with fitted blinds, tile effect vinyl flooring UPVC double glazed double doors giving access to the rear garden and extends round to a side study area, with underfloor heating and a ceiling fan light.

## Landing

UPVC double window to side, radiator, carpeted flooring, airing cupboard housing the Potterton power max HE boiler, smooth coved ceiling with feature lighting and doors giving access to all the bedrooms and the bathroom.

## Bedroom One

14'2" x 10'1" (4.32m x 3.07m)

UPVC double glazed window to rear, radiator, smooth coved ceiling, range of built-in wardrobes, carpeted flooring and door giving access to the en-suite.

## En-Suite

6'10" x 4'10" (2.08m x 1.47m)

UPVC double window to rear, enclosed WC and built-in vanity wash hand basin with cascading mixer tap, wood effect vinyl flooring, radiator, double shower cubicle with wall shower unit with a rainfall showerhead and mermaid marble effect splash-back boarding, smooth ceiling with inset spotlighting, extractor fan and a vanity wall mirror.

## Bedroom Two

11'2" x 8'5" (3.40m x 2.57m)

UPVC double glazed window to front, radiator, smooth coved ceiling, carpeted flooring, built-in double wardrobe and loft access.



### Bedroom Three

8'6" x 7'0" (2.59m x 2.13m)

UPVC double glazed window to front, radiator, smooth coved ceiling and carpeted flooring.

### Family Bathroom

6'9" x 5'6" (2.06m x 1.68m)

UPVC double glazed window to side, shaped panel bath with mixer tap and shower attachment, low-level W.C., pedestal wash hand basin with a mixer tap, radiator, light wood effect flooring, smooth ceiling with extractor fan, shaver light point and part-tiled walls.

### Rear Garden

The rear garden commences with a paved patio area which is tiered with a lawn area, raised sleeper flower beds and a further patio area, shed to remain and gated access to the front garden with an outside tap.

### Garage

17'10" x 9'7" (5.44m x 2.92m)

Up and over door with power and light.

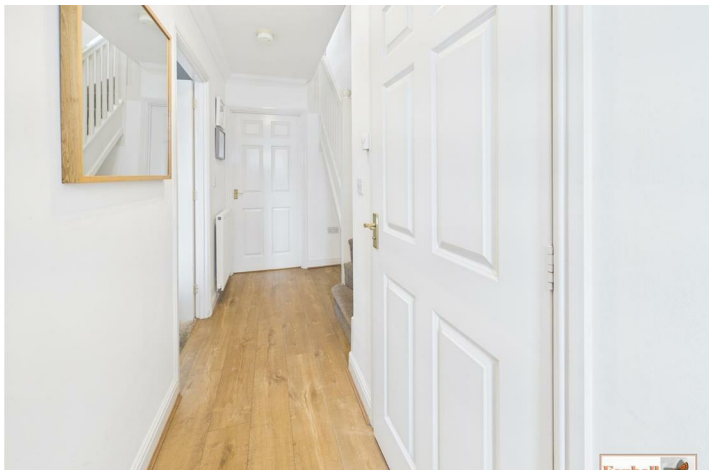
### Agents Notes

Tenure - Freehold

Council Tax Band - D













Road Map



Hybrid Map



Terrain Map



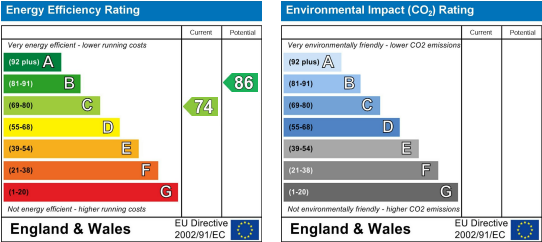
Floor Plan



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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