

# Foxhall



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## Main Road

Kesgrave, Ipswich, IP5 2NP

Asking price £750,000



5



4



2



B



# Main Road

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## Front Garden

Farmland views to the front with a block paved drive providing off-road parking for several vehicles intern leading to the garage with gated side access to the rear garden, shingle borders and outside lighting.

## Entrance Hallway

Accessed via double glazed composite entrance door, UPVC double glazed window to front, stairs rising to first floor with dark grey carpet, beech wood effect vinyl flooring, radiator, galleried landing and doors giving access to ground floor bedroom, family bathroom, kitchen/living area and snug/study.

## Study/Snug

13'1" x 11'3" (3.99m x 3.43m)

UPVC double glazed window to front, radiator, wood effect vinyl flooring and smooth ceiling.

## Living Area/Kitchen/Dining Area

34'0" x 16'10" (10.36m x 5.13m)

Beautifully spaced living area with bi-fold doors fiving access to the rear garden, beech wood effect vinyl flooring, feature fireplace with multi-fuel burner inset with tiled hearth, smooth ceiling with pendant lighting and access to the kitchen/dining area. In the kitchen/dining area has a single drainer stainless steel sink with a mixer spray tap inset into a worksurface with dark grey gloss cupboards under providing ample storage, two vertical wall radiators, beech wood effect vinyl flooring, space for an American style fridge freezer, two UPVC double glazed windows to side, space for Range style oven with glass splash-back and stainless steel extractor hood over, smooth ceiling with pendant lighting and access to the utility room.

## Utility Room

7'7" x 5'10" (2.31m x 1.78m)

UPVC double glazed door giving access to the rear garden, single drainer stainless steel sink with a mixer tap inset into a worksurface with cupboards under, range of larder storage cupboards, one housing the wall mounted Baxi boiler which was last serviced on the 4th November 2025 and was installed in 11th November 2022, space and plumbing for a washing machine, smooth ceiling with loft access, extractor fan and a radiator.

## Bedroom Three (Ground Floor)

14'8" x 10'11" (4.47m x 3.05m<sup>2</sup>)

UPVC double glazed window to front, radiator, wood effect vinyl flooring, smooth ceiling, television point and door giving access to the en-suite.

## En-Suite Ground Floor

6'1" x 5'11" (1.85m x 1.80m)

UPVC double glazed window to side, double shower cubicle with wall shower unit and rainfall shower heard, low-level W.C., pedestal wash hand basin with cascading mixer tap, tiled splash-back, vanity wall mirror, extractor fan, smooth ceiling, vinyl flooring, radiator and grey block tile effect walls.

## Luxury Ground Floor Bathroom

7'11" x 6'1" (2.41m x 1.85m)

Double ended bath with a mixer tap and shower attachment, vanity wash hand basin with oval sink and cascading mixer tap, low-level W.C., radiator, beech wood effect vinyl flooring, smooth ceiling with extractor fan and part-tiled walls.

## Gallery Landing

Gallery landing with double glazed Velux window to front, grey carpet flooring, radiator, smooth ceiling and doors giving access to all three bedrooms.

### Bedroom One

15'5" x 14'7" (4.70m x 4.45m)

UPVC double glazed windows to front, radiator, dark grey carpet flooring, smooth ceiling and door giving access to en-suite.

### En-Suite Bathroom

Double glazed Velux windows to rear, freestanding bath with cascading tap and shower attachment, radiator, low-level W.C., oval wash hand basin with cascading mixer tap and vanity mirror over, extractor fan, part block tiled walls, beech wood effect vinyl flooring and spotlighting.

### Bedroom Two

14'0" x 11'3" (4.27m x 3.43m)

UPVC double glazed windows to front with views over farmland, two radiators, smooth ceiling, dark grey carpeted flooring and door giving access to en-suite bathroom.

### En-Suite Shower Room

6'1" x 5'11" (1.85m x 1.80m)

Two double glazed Velux window to rear, radiator, low-level W.C., pedestal wash hand basin with cascading mixer tap, walk-in double shower cubicle with wall shower and rain fall showerhead, smooth ceiling with extractor fan and vinyl flooring.

### Bedroom Four

11'4" x 9'6" (3.45m x 2.90m)

Double glazed Velux window to rear, radiator, grey carpeted flooring, smooth ceiling, walk-in wardrobe with radiator and beech wood effect vinyl flooring and extractor fan.

### Rear Garden

The outside space is great for entertaining. Commencing with a paved patio area with a composite decked area with a covered pergola seating area, remainder of the garden is predominantly laid to lawn with landscaped raised flower bed and gravel and paved pathway giving access to the garage and a block paved area to the utility room providing low maintenance with outside power, lighting and a tap.

### Oversized Garage

26'0" x 11'3" (7.92m x 3.43m)

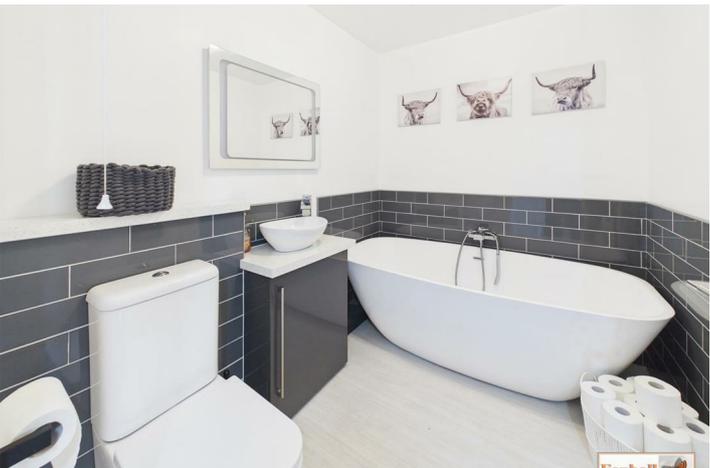
Oversized garage with manual up and over door with power and light, workbench to the rear, personal door giving access to the rear garden and storage in the eaves.

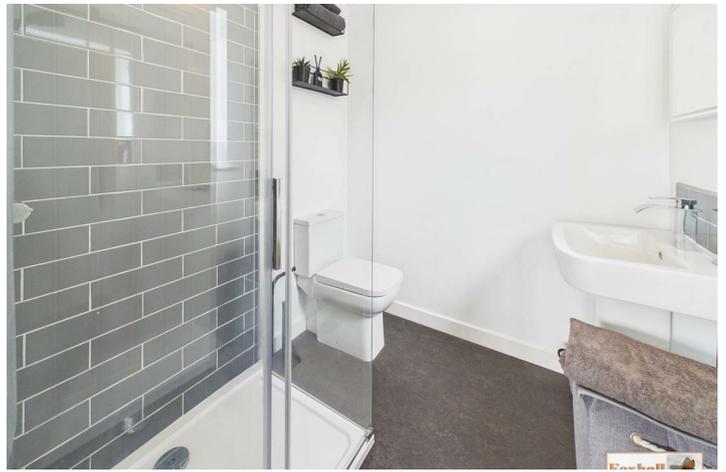
### Agents Notes

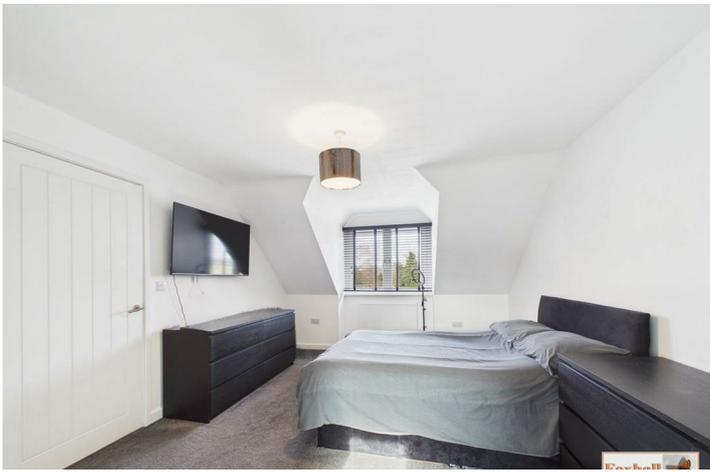
Tenure - Freehold

Council Tax Band - E











## Road Map



## Hybrid Map



## Terrain Map



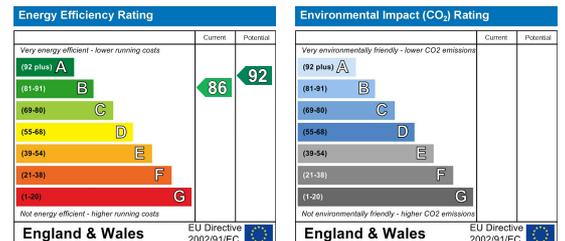
## Floor Plan



## 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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