

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Worcester Road

South East Ipswich, IP3 0RS

Offers in excess of £290,000



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## Worcester Road

LINK DETACHED - THREE BEDROOMS - CLOAKROOM W.C - MODERN FITTED KITCHEN - OPEN PLAN LOUNGE AND DINING AREA - CONSERVATORY/SUNROOM - WELCOMING ENTRANCE HALL - FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN - GARAGE AND OFF-ROAD PARKING FOR TWO CARS COMFORTABLY VIA BLOCK PAVED DRIVEWAY - POPULAR SOUTH EAST IPSWICH LOCATION.

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this three bedroom Link detached house situated on the popular south east side of Ipswich.

The property boasts a welcoming entrance hall opening up to a lounge dining area and conservatory/sunroom, a modern fitted kitchen, cloakroom W.C., three bedrooms on the first floor, first floor modern fitted bathroom, fully enclosed low maintenance rear garden, a garage and off-road parking to the front for two cars comfortably via block paved driveway.

The south east area of Ipswich offers plenty of local amenities including access to plenty of local shops, access to supermarkets, good school catchment (subject to availability), local bus routes into Ipswich's town centre and to the waterfront and easy access to A12/A14.

In a valuer's opinion an early internal viewing is advised.

### Front Garden

Off-road parking for two cars comfortably via a block paved driveway

### Entrance Hallway

Entry via a double glazed obscure door facing the front

with a double glazed obscure window facing the front down the side of the door, spotlight, access to the stairs, radiator, wood flooring, door into the cloakroom W.C., access to the kitchen and gradually opening up to the lounge.

### Cloakroom W.C.

Double glazed window to the front, modern vanity wash hand basin, low flush W.C., stainless steel heated towel rail and tiled splash back.

### Lounge

Double glazed sliding patio doors to the rear, feature panel wall, radiator, wood flooring throughout, feature multi-fuel burner, access to a downstairs cupboard and the opening to the conservatory.

### Kitchen

Double glazed window facing the front, wall and base fitted units with cupboards and drawers finished with a quartz roll-top worksurface. Single sink bowl with a mixer tap over and a drainer inset into the work-top, double built in oven with a grill function, integrated slimline dishwasher, NEFF gas hob with a NEFF modern cooker hood above, plenty of lighting including kickboard and under unit lighting, spotlights, radiator and tiled flooring.

### Conservatory

Double glazed windows facing side and rear, wood flooring, radiator, fixture lighting and double glazed double French style doors going out into the garden.

### Landing

Access to a loft, airing cupboard, radiator and doors to bedrooms one, two and three and the bathroom.

### Bedroom One

Double glazed window facing the rear, laminate flooring and a radiator.

### Bedroom Two

Double glazed window facing the front, radiator and a built-in wardrobe.

### Bedroom Three

(Currently being used as a dressing room). Double glazed window facing the rear, radiator, tiled flooring, mirror built-in sliding wardrobes and spotlights.

### Bathroom

Double glazed obscure window facing the front, shaver point, stainless steel heated towel rail, vanity unit housing a wash hand basin with a mixer tap over and a low-flush W.C., extractor fan, panel bath with mixer taps and a shower over with a waterfall showerhead with some built-in shelving and a glass swing screen and spotlights.

### Rear Garden

Fully enclosed north easterly facing rear garden with a decking area offering access to the garage and outside tap, a large block paved patio area that is enclosed by a panel fencing with conifer shingle border giving you privacy with some flower bedding and access to a shed with outside lighting.

### Garage

Manual up and over door, power and lighting with overhead storage, base level units, worksurface with stainless steel splash-back housing a stainless steel single sink bowl and drainer unit, plumbing for a washing machine and a wall mounted Baxi boiler.

### Agents Notes

Tenure - Freehold  
Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



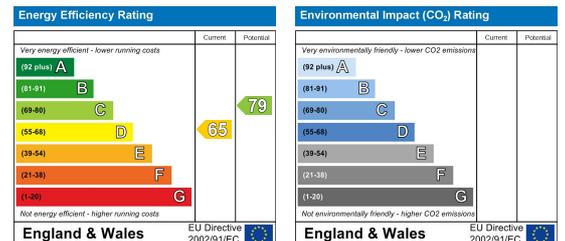
## Floor Plan



## 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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