

# Foxhall



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## Heatherhayes

South West, Ipswich, IP2 9SG

Offers in excess of £340,000



4



1



2



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## Front Garden

Tiered front garden comprising of a variety of mature trees and shrubs path leading to the front door and gated access round to the side of the property.

## Entrance Hallway

Doors to the lounge, kitchen and W.C., stairs to the first floor, radiator and solid oak flooring.

## Lounge

16'10" x 12'5" (5.13m x 3.78m)

Front aspect double glazed bay window with built in wooden shutters, radiator, solid oak flooring and open through to the dining area.

## Dining Room

10'4" x 8'9" (3.15m x 2.67m)

Rear aspect double glazed French doors to the garden, radiator, wooden flooring and side aspect door to the kitchen.

## Kitchen

10'2" x 9'4" (3.10m x 2.84m)

Base and eye-level units, square edged worktops and tile splash-backs, integrated washing machine, integrated undercounter fridge and freezer, integrated dishwasher, integrated electric oven and gas hob with stainless steel extractor over, integrated stainless steel sink and drainer, rear aspect double glazed windows, side aspect double glazed door to the garden, laminate flooring and a radiator.

## Downstairs W.C.

Low-level W.C., hand wash basin, stainless steel towel rail, side aspect obscure double glazed window, tiled walls and marble tiled flooring.

## Landing

Doors to all bedrooms and the bathroom, airing

cupboard, side aspect double glazed window, radiator and carpeted flooring.

## Bedroom One

14'2" x 10'0" (4.32m x 3.05m)

Front aspect double glazed window, radiator and carpet flooring.

## Bedroom Two

11'5" x 10'0" (3.48m x 3.05m)

Rear aspect double glazed window, radiator, built in wardrobes and carpet flooring.

## Bedroom Three

8'4" x 6'7" (2.54m x 2.01m)

Rear aspect double glazed window, radiator and wooden flooring.

## Bedroom Four

8'8" x 6'5" (2.64m x 1.96m)

Front aspect double glazed window, built-in wardrobes, built-in over stairs storage cupboard, radiator and wooden flooring.

## Bathroom

Panel bath with glass shower screen, stainless steel mixer taps, handheld and waterfall shower attachment, low-level W.C., vanity unit with inset hand wash basin, stainless steel heated towel rail, side aspect obscure double glazed window, tiled walls, marble tiled flooring.

## Rear Garden

Enclosed to panel fencing the tiered rear garden is mainly laid to artificial lawn with brick retaining border, further lawn area and a variety of mature trees and shrubs, there is a path leading to the gated rear access and to the pedestrian access door to the garage.

## Garage & Off-Road Parking

16'10" x 8'2" (5.13m x 2.49m)

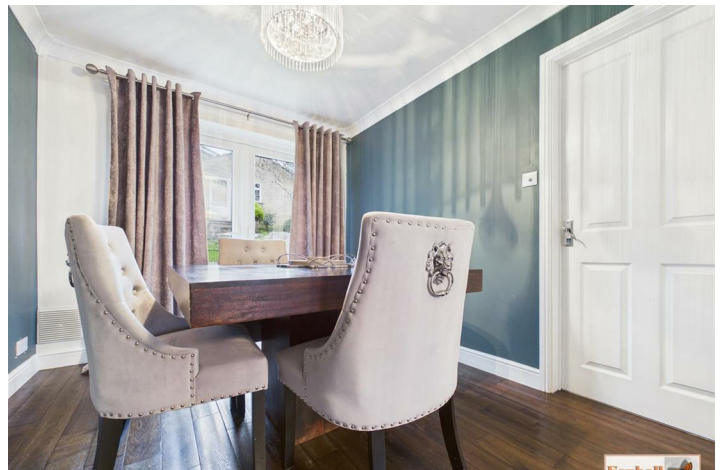
Garage with up and over door to the front, pedestrian door to the side with power and light.

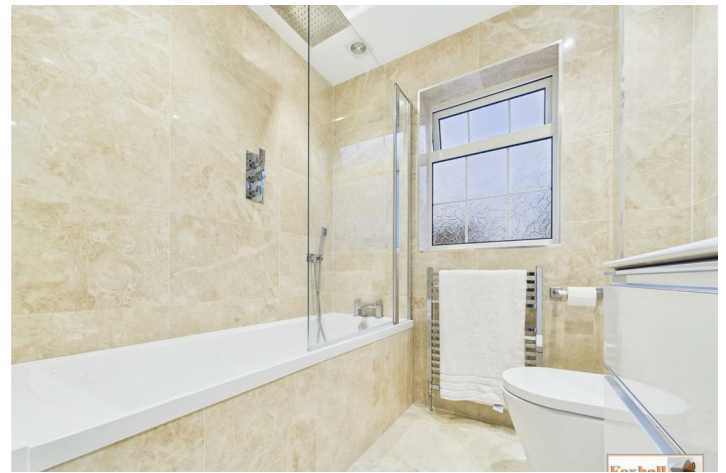
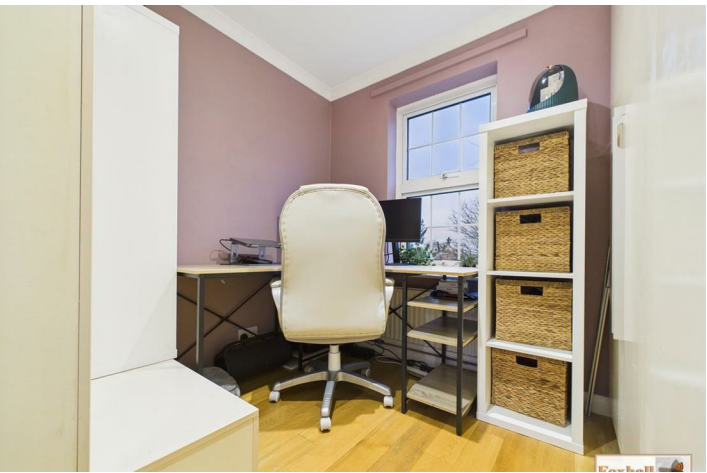
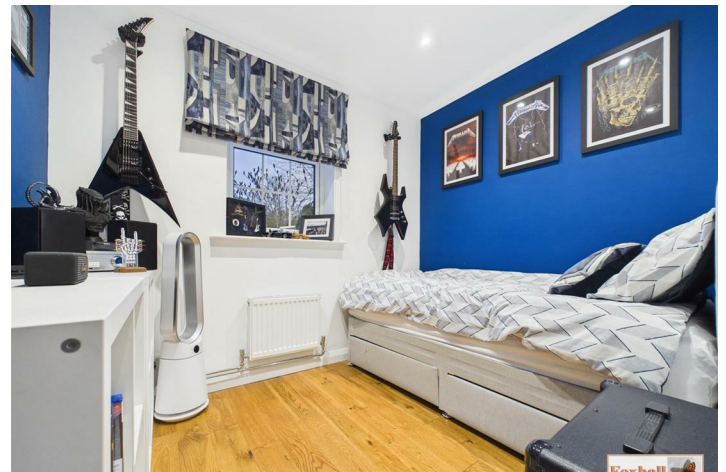
## Agents Notes

Tenure - Freehold

Council Tax Band - D

Vendor advised the kitchen and bathroom was completely refitted 18 months ago.







## Road Map



## Hybrid Map



## Terrain Map



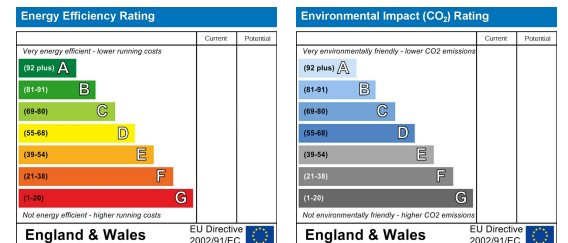
## Floor Plan



## 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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