Foxhall

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Hares Close

Kesgrave, Ipswich, IP5 2EZ

Price £295,000

3 2 1 C





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Front Garden
Artificial lawn area with purple slate chip, outside lighting, block paved pathway leading to the front door with exposed canopy porch and access to the two allocated parking spaces to the side.

Entrance Hallway
Access via entrance door with stairs rising to the first floor, radiator, range of built-in storage cupboards, doors to kitchen, cloakroom and the lounge. There is also storage space under the stairs and smooth ceiling.

Kitchen Breakfast Room
16'11" x 6'1" (5.16m x 1.85m)
UPVC double glazed window to front built-in oven, built-in hob with stainless steel splash-back and extractor hood over, red block tile splash-back, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a fridge freezer, 1 1/2 bowl stainless steel sink with a mixer tap inset into a rolled edge worktop with cupboards and drawers under and matching above. Tile effect vinyl flooring, smooth ceiling with inset spotlighting, radiator and cupboard housing Ideal wall mounted boiler fitted on 8/12/2011.

Lounge
13'7" x 12'10" (4.14m x 3.91m)
UPVC double glazed double doors giving access to the rear garden with two UPVC double glazed windows to the side of the double doors, two radiators, smooth ceiling with feature lighting and carpeted flooring.

Cloakroom W.C.
Low-level W.C., pedestal wash hand basin with tiled splash-backs, radiator, smooth ceiling with extractor fan and tile effect vinyl flooring.

First Floor Landing
UPVC double glazed window to front, smooth ceiling, carpeted flooring, radiator, UPVC double glazed window to side and doors giving access to bedrooms two and three and the family bathroom.

Bedroom Two
12'9" x 12'5" (3.89m x 3.78m)
UPVC double glazed window to rear, radiator, smooth ceiling and carpeted flooring.

Bedroom Three
11'0" x 6'3" (3.35m x 1.91m)
UPVC double glazed window to front, radiator, carpeted flooring and smooth ceiling.

Bathroom
6'9" x 6'2" (2.06m x 1.88m)
Low-level W.C., pedestal wash hand basin with tiled splash-back, shaped panel bath with mixer tap and shower attachment, part tiled walls, tile effect vinyl flooring, radiator, smooth ceiling with extractor fan.

Second Floor Landing
UPVC double glazed window to side, carpeted flooring, radiator, smooth ceiling and door giving access to bedroom one.

Bedroom One
12'10" x 12'0" (3.91m x 3.66m)
Two key light double glazed skylight windows to rear, radiator, smooth ceiling, carpeted flooring and access to a dressing area.

Dressing Area
Range of hanging units, smooth ceiling giving a loft access, storage cupboard, carpeted flooring and door giving access to the en-suite.

En-Suite
9'3" x 6'11" (2.82m x 2.11m)
UPVC double glazed window to front, low-level W.C.,

pedestal wash hand basin with tiled splash-back, fully tiled double shower cubicle with independent shower over, tiled flooring , radiator and smooth ceiling.

Rear Garden

The garden commences with a paved patio area with the remainder laid to artificial lawn with a further patio area and a decorative patio area, Enclosed by panel fencing has outdoor lighting, outside tap and access to the off-road parking spaces.

Agents Notes

Tenure - Freehold
Council Tax Band - C





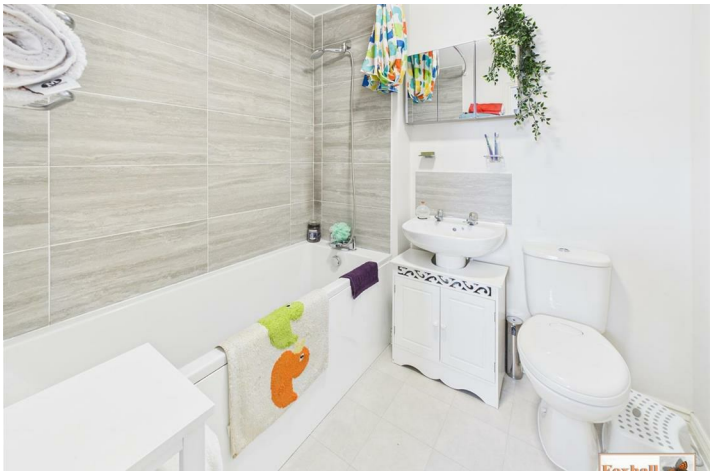





















Foxhall
For Sale

Road Map



Hybrid Map



Terrain Map



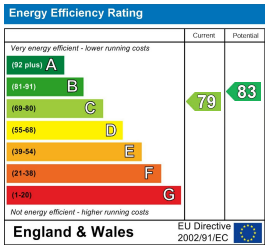
Floor Plan

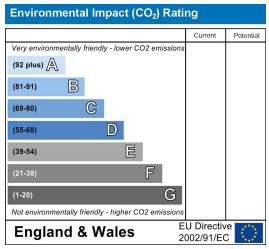


Viewing

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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