Foxhall

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Fountains Road

Stoke Park, Ipswich, IP2 9SN

Guide price £270,000

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Front Garden
Open plan with rockery area with steps going down to the front door with a nice wide access gate.

Entrance Hallway
Entrance door into hallway with stairs rising to first floor and doors to.

Lounge
15'2" x 11'0" (4.62m x 3.35m)
A nice bright double aspect lounge with double glazed windows to front and side and a radiator.

Kitchen / Diner
15'2" 12'8" (4.63 3.88)
Range of fitted units comprising base drawers, cupboards and eye-level units, built-in oven plus gas hob and extractor fan above, single drainer sink unit, work surfaces, built-in cupboard with shelves, radiator, plumbing for a washing machine, understairs cupboard, double glazed window to side and double glazed patio doors from the dining area both overlooking the garden which is south easterly facing making this a very sunny and pleasant room especially in the mornings.

Downstairs Cloakroom
W.C., wash basin, radiator, half tiled walls and a double glazed window to side.

Landing
Doors to all bedrooms and the bathroom.

Bedroom One
11'1" x 8'4" (3.39 x 2.56)
Deep built-in wardrobes which are two doubles and a mirror fronted single wardrobe with hanging and shelved storage space, large radiator and double glazed window to side with nice views over woodland in the distance.

Bedroom Two
9'5" x 9'0" (2.87m x 2.74m)
Radiator and a double glazed window to front.

Bedroom Three
8'1" x 6'7" (2.48 x 2.02)
Radiator and a double glazed window to side with nice views up Fountains Road, access to loft with a hinged access hatch and a wall mounted Vaillant Ecotech Plus boiler

Shower Room
6'1" x 5'6" (1.86 x 1.68)
Modern replacement bathroom with a double walk-in shower with a Bristan shower, vanity unit wash basin and W.C., fully tiled walls, chrome heated towel rail, extrcator fan (not tested) and a double glazed window to side.

Rear Garden
One of the major selling points of the property is this much larger than average rear garden which backs onto woodland trees. The south easterly facing garden benefitting from the sun for a large part of the day. There is a circular patio area to one side which is ideal to sit out on having alfresco breakfast or a mid morning cuppa, completely sheltered and secluded, an absolute suntrap. The garden is largely enclosed by a combination of brick wall and panel fencing with a greenhouse and pedestrain door to the garage with side access gate leading to the driveway area.

Garage
Single driveway leading to the garage with a Garador replacement up and over door.

Agents Notes
Tenure - Freehold
Council Tax Band - C



















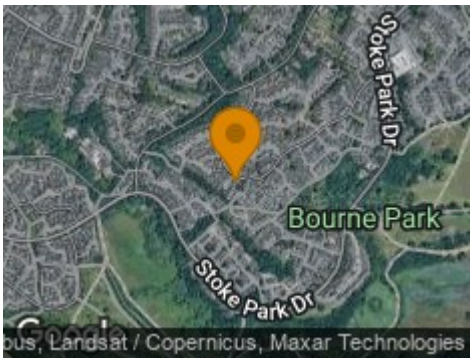




Road Map



Hybrid Map



Terrain Map



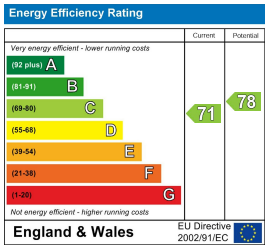
Floor Plan

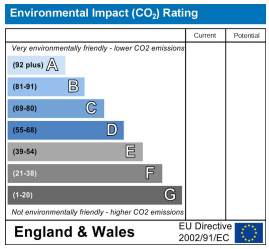


Viewing

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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