

# Foxhall



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## Dobbs Lane

Kesgrave, Ipswich, IP5 2QE

Offers in excess of £450,000



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## Front Garden

Driveway providing off-road parking with an EV charging point to the side and paved patio pathway giving access to the front door and gated side access to the rear garden with outside tap and outdoor lighting.

## Entrance Hallway

Access via a composite double glazed entrance door, UPVC double glazed window to side, tiled flooring, radiator, stairs rising to the first floor, double cupboard housing the wall mounted Baxi boiler which was installed four and a half years ago, smooth ceiling with inset spotlighting and doors giving access to bedrooms three and four, ground floor shower room, utility room and access to the open plan living area.

## Open Plan Kitchen / Breakfast / Dining / Lounge

23'9" x 21'10" (7.24m x 6.65m)

Kitchen/ Breakfast Area - Howdens fitted kitchen comprises of a 1 1/2 bowl sink with a mixer spray tap inset in a quartz work surface, built-in dishwasher, Cookmaster range style oven with seven gas burners, stainless steel splash-back and Samsung stainless steel extractor hood over, built-in waste storage, tiled flooring with underfloor heating and a further range of quartz work surfaces offering a breakfast bar, tiled splash-backs, smooth ceiling with inset spotlighting, pantry style cupboard and space for an American style fridge freezer.

Dining Area - UPVC double glazed window to side, tiled flooring with underfloor heating, smooth ceiling with inset spotlighting and access to the kitchen and living area.

Lounge Area - Full range of bi-fold doors giving open access to the rear garden, tiled flooring with underfloor heating, various USB points, hard wired ethernet points and smooth ceiling with inset spotlighting.

## Ground Floor Shower Room

9'2" x 4'5" (2.79m x 1.35m)

Walk-in double shower cubicle with independent shower over and rainfall shower head, pedestal wash hand basin with a mixer tap, low-level W.C., grey tiled flooring and walls, chrome heated towel rail, smooth ceiling with inset spotlighting, extractor fan and underfloor heating.

## Utility Room

6'2" x 4'6" (1.88m x 1.37m)

Space and plumbing for a washing machine, space for a tumble dryer, rolled edge work surface, smooth ceiling with inset spotlighting and extractor fan and wood effect flooring.

## Bedroom Three

11'9" x 8'4" (3.58m x 2.54m)

Double glazed windows to the front with fitted blinds, exposed and varnished floorboards, feature panel wall, smooth ceiling with inset spotlighting, USB points, built-in double wardrobe and a radiator

## Bedroom Four

10'3" x 10'2" (3.12m x 3.10m)

UPVC double glazed window to the front, exposed and varnished floorboards, smooth ceiling with inset spotlighting, radiator, USB points and a murphy pull down bed.

## Landing

UPVC double glazed Velux window in white finished timber to side, grey carpeted flooring, storage cupboard and doors giving access to bedrooms one and two.

## Dressing Area

8'11" x 4'10" (2.72m x 1.47m)

Double glazed white Velux roof window to side, vanity unit and a range of built-in wardrobes, grey carpeted flooring, smooth ceiling with inset spotlighting and doors giving access to the en-suite bathroom.

### **En-Suite Bathroom**

8'10" x 7'1" (2.69m x 2.16m)

Four piece en-suite bathroom with double glazed white Velux roof window to side, Whirlpool bath with cascading mixer tap, fully tiled shower cubicle with independent shower over, wood effect vinyl flooring, enclosed W.C., feature circle bowl sink with cascading mixer tap and vanity cupboard above, smooth ceiling with inset spotlighting and an extractor fan and a chrome heated towel rail.

### **Bedroom One**

14'9" x 12'4" (4.50m x 3.76m)

Accessed via a dressing area with double glazed white Velux roof window to either side, UPVC double glazed windows to rear overlooking the garden, radiator, smooth ceiling with inset spotlighting, range of built-in wardrobes and drawers, grey carpeted flooring, USB points and ethernet cables for internet.

### **Bedroom Two**

12'4" x 10'5" (3.76m x 3.18m)

UPVC double glazed windows to front with fitted blind, double glazed white Velux roof window to side, radiator, grey carpeted flooring, smooth ceiling with inset spotlighting, airing cupboard housing hot water tank and door giving access to the second en-suite.

### **En-Suite**

6'7" x 6'4" (2.01m x 1.93m)

Double glazed white Velux roof window to side, fully tiled shower cubicle with independent shower over and rainfall showerhead, smooth ceiling with inset spotlighting and extractor fan, low-level W.C., floating wash hand basin with a mixer tap and vanity mirror over, grey tiled walls, wood effect vinyl flooring and a chrome heated towel rail.

### **Rear Garden**

Commences with an indian sandstone patio with further patio areas to the rear of the garden, there is a lawn area with the remainder laid to lawn with mature trees and shrubs, outdoor lighting, decorative gravel area and access to the bar, workshop and craft room. There is a hot tub area with hot tub that will remain should someone want it and various power points throughout the garden.

### **Bar / Entertaining Area**

21'0" x 11'! (6.40m x 3.35m!)

Access via UPVC double glazed double doors to side giving access to the Jacuzzi area, feature fireplace with wood burner, wood effect flooring, UPVC double glazed window to side, access to the bar area with bar, space and plumbing for a dishwasher, various storage unit spaces, vaulted ceiling with power and lighting.

### **Outside W.C.**

5'3" x 2'9" (1.60m x 0.84m)

Low-level W.C, vanity wash hand basin with a mixer tap, tiled flooring and tiled walls.

### **Craft Room / Gallery**

16'7" x 7'10" (5.05m x 2.39m)

Access via double doors, UPVC double glazed window to front, power and lighting, UPVC double glazed window to side, tile effect flooring and also textile flooring made of timber construction.

### **Workshop**

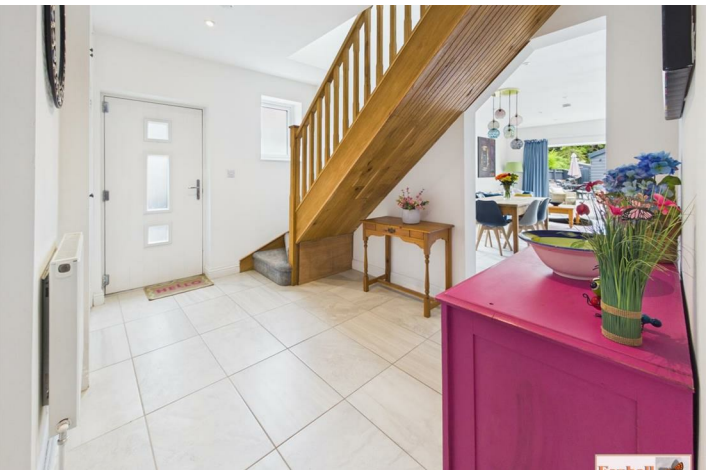
16'11" x 10'3" (5.16m x 3.12m)

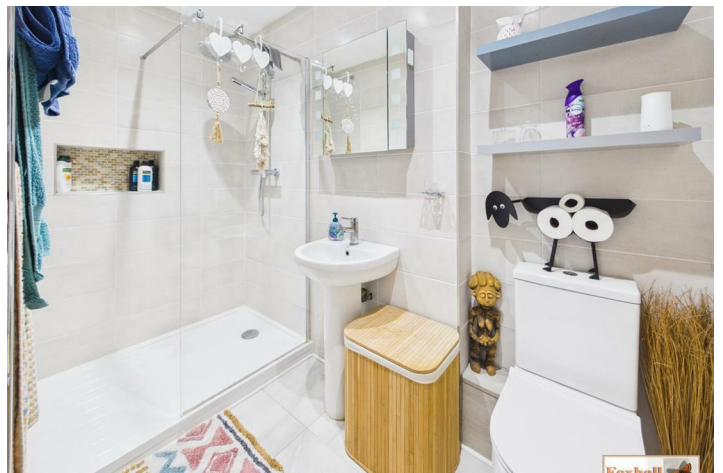
Timber construction with textile flooring, workbench and power and lighting.

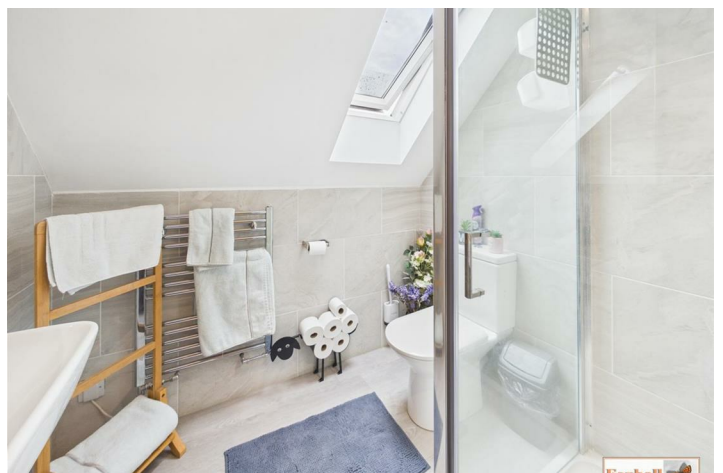
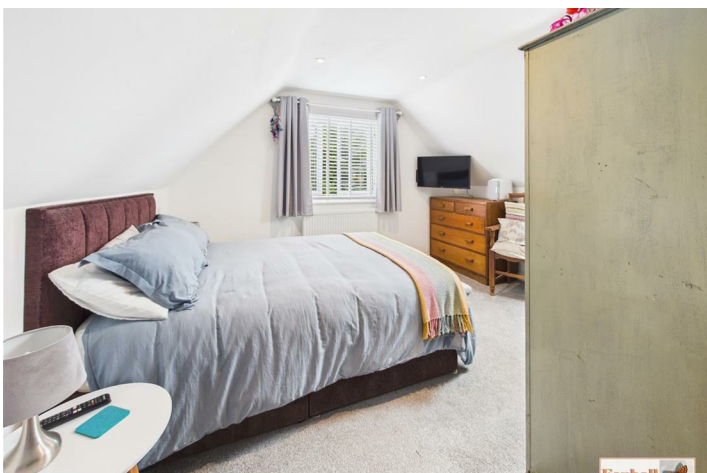
### **Agents Notes**

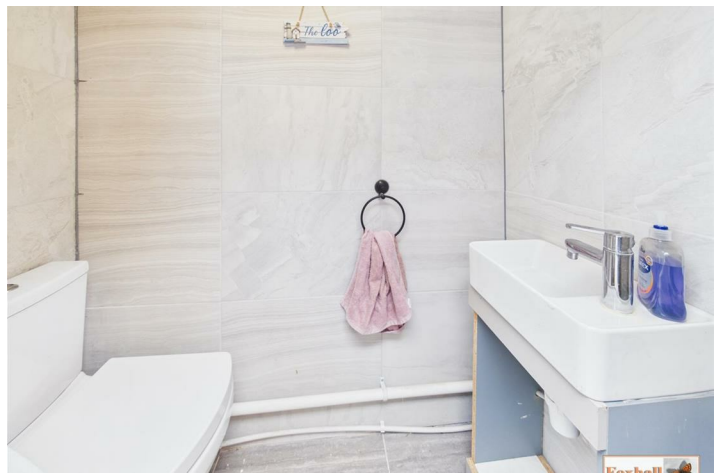
Tenure - Freehold

Council Tax Band - B









## Road Map



## Hybrid Map



## Terrain Map



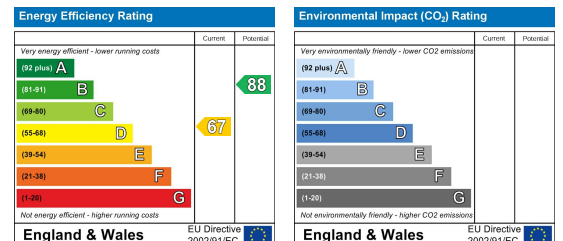
## Floor Plan



## 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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