

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 613296

[www.foxhallestateagents.co.uk](http://www.foxhallestateagents.co.uk)



## Green Man Place

Tunstall, Woodbridge, IP12 2HR

Offers in excess of £240,000





### **Front Garden**

Low maintenance front garden laid to Astroturf and pathway leading up to the front door enclosed by a fence.

### **Porch**

Double glazed UPVC door into the porch, original wood flooring, electric heater, coving, access to the fuse board and a switch to an outside light.

### **Lounge**

**14'10" x 13'2" (4.52m x 4.01m)**

Double glazed window to the front, door to the porch, understairs cupboard with plenty of shelving and storage, original wooden floor, feature fireplace with marble back plinth and hearth with a multi-fuel wood burner. Stairs up to the first floor, aerial and phone point, wall mounted electric radiator, stainless brushed steel plug sockets and light switches with dimmer switch and coving.

### **Kitchen**

**13'2" x 10'7" (4.01m x 3.23m)**

Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap over, integrated Bosch double oven and a microwave oven at the top, Bosch five ring induction hob and stainless steel extractor over, integrated fridge, integrated freezer, Bosch dishwasher, NEFF integrated washing machine, tiled flooring, electric wall mounted heater, stainless brushed steel plug sockets and light switches with dimmer switch, under counter lights, spotlights, coving, two double glazed windows to the rear, double glazed barn door, splash-back tiling and door into the lounge.

### **Landing**

Doors to bedrooms one and two, bathroom and separate W.C., access to the loft, coving, stainless brushed steel plug sockets and dimmer light switch and an electric storage heater.

### **Bedroom One**

**13'3" x 9'4" (4.04m x 2.84m)**

Double glazed window to front, coving, spotlights, laminate flooring, electric storage heater and stainless brushed steel sockets and dimmer light switch.

### **Bedroom Two**

**13'3" x 7'10" (4.04m x 2.39m)**

Laminated floor, double glazed window to the rear, electric storage heater, spotlights, stainless brushed steel plug sockets and dimmer light switch and coving.

### **Bathroom**

**8'8" x 5'5" (2.64m x 1.65m)**

Low-flush W.C., pedestal wash hand basin, panelled bath with a mixer tap and electric Mira Jump shower over, heated towel rail, tiled floor, tiled walls throughout, extractor fan, spotlights, stainless brushed steel dimmer light switch and an electric storage heater.

### **Separate W.C.**

Low-flush W.C., extractor fan, spotlights, tiled walls, tiled floor and stainless brushed steel dimmer light switch.

### **Rear Garden**

Fully enclosed low maintenance rear garden with artificial grass and pathways, patio area is suitable for alfresco dining, outside tap, metal pergola with arch and further arches through the garden together with a metal shed to stay and a greenhouse to stay and a pedestrian gate at the rear leading to the two allocated parking spaces at the rear of the property.

### **Parking**

Parking is accessed by a wide driveway to the side of the row of cottages and opens out into a block paved courtyard where you have two allocated spaces. The courtyard serves nine cottages in total and all of the back gardens have pedestrian access through to the parking.

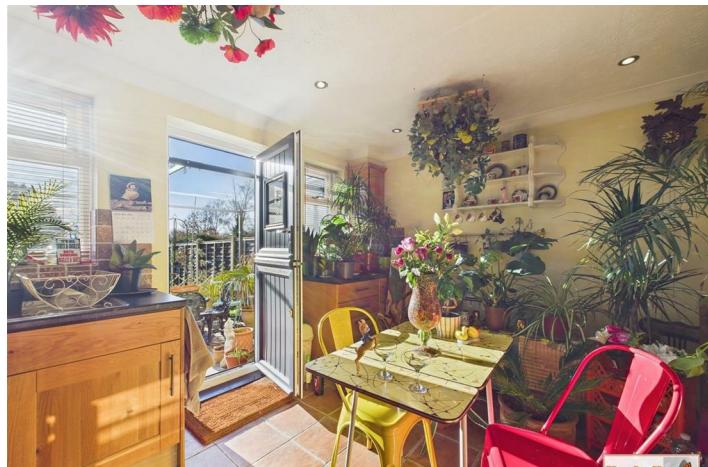
## Agents Notes

Tenure - Freehold

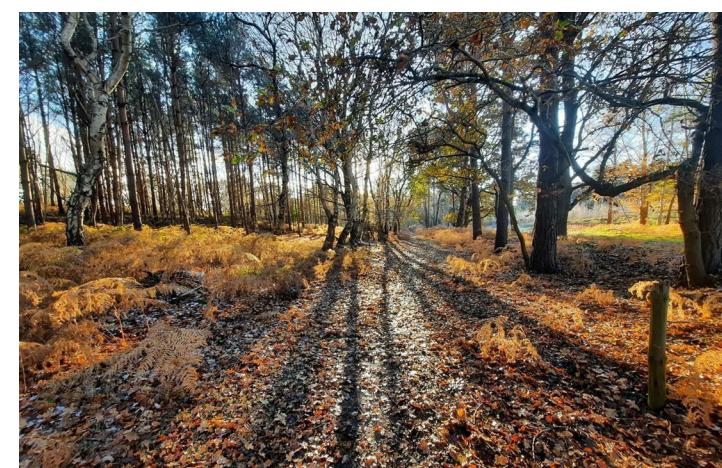
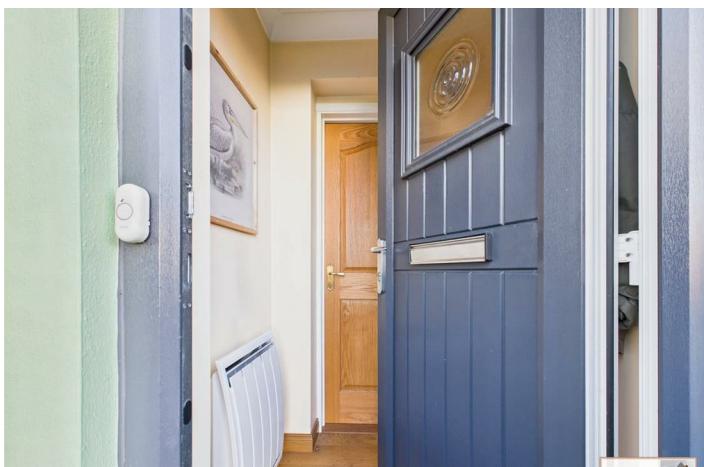
Council Tax Band - B

## Tunstall and surrounding area

Tunstall is a Suffolk village which benefits from a local public house (The Green Man), St Michaels Baptist Church and Tunstall Common which is a site of special scientific interest. Tunstall Forest is part of the Suffolk Coast and Heaths area of outstanding natural beauty and is very popular with cyclists, walkers and horse riders.









Foxhall 

## Road Map



## Hybrid Map



## Terrain Map



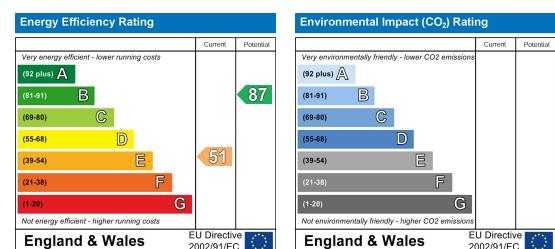
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.