

# Foxhall



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## Tasmania Road

Australian Estate, Ipswich, IP4 5QA

Guide price £335,000



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## Front Garden

Block paved driveway suitable for parking four vehicles off-road comfortably, gate into the rear garden, store, door to the front of the house, EV ZAPPI car charger and some mature hedging and planting.

## Entrance Hallway

UPVC and obscure double glazed door and double glazed obscure window to the side and above, radiator with bespoke cover, laminate flooring, coving, brushed stainless steel switches and sockets, telephone point, stairs upwards, cupboard under the stairs with light and good storage, wood and glazed internal doors to both the lounge / diner and kitchen.

## Lounge / Dining Area

23'10" x 11'11" (7.26m x 3.63m)

Double glazed bay window to the front with fitted roller blinds, aerial point, feature fireplace with marble backing and hearth with a wood surround, carpet flooring, picture rails and an archway through to the dining area. The dining area has laminate flooring, radiator, double glazed patio doors out to the sunroom, picture rails and an alcove.

## Kitchen

15'7" x 7'3" (4.75m x 2.21m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, brick style splash-back tiling newly put in, tiled flooring newly installed, asterite 1 1/2 sink bowl drainer unit with a multi directional tap over, double glazed windows to the side and rear with fitted blinds, wall mounted Ideal Classic boiler regularly serviced, space for a freestanding gas oven currently, space undercountre for fridge, space and plumbing for a dishwasher, space and plubing for a

washing machine, space for a tumble dryer, space for a freezer, plenty of under worksurface area for all the goods, radiator, spotlights, coving and a obscure double glazed pedestrian door out into the rear.

## Sun Room

10'9" x 9'6" (3.28m x 2.90m)

UPVC roof, double glazed windows to the rear, double glazed pedestrian door to the rear garden, tiled flooring, radiator, an aerial point and brushed stainless steel light switches and sockets.

## Landing

Oak panel doors to the bedrooms one, two and three and the bathroom, access to the loft, and double glazed window to the side with fitted blinds.

## Bedroom One

12'11" x 8'8" (3.94m x 2.64m)

Double glazed window to the front, radiator, carpet flooring, picture rails, one wall of fitted wardrobes two with mirror fronts, coving and a telephone point.

## Bedroom Two

11'0" x 10'5" (3.35m x 3.18m)

Double glazed window to the rear with fitted blinds, radiator, carpet flooring and picture rails.

## Bedroom Three

7'11" x 7'6" (2.41m x 2.29m)

Double glazed window to the front with fitted blinds, radiator and carpet flooring.

## Bathroom

8'1" x 7'6" (2.46m x 2.29m)

P shaped bath with a mixer tap and hand-held shower and rainfall shower over, large vanity hand wash basin,

low-flush W.C., tiled floors, part tiled walls, obscure double glazed window to the side with fitted blinds, spotlights, radiator, wall mounted heater (not tested), extractor fan and an airing cupboard with plenty of storage.

### Rear Garden

Pedestrian gate out into the front, pathway to the garden office / store, pathway through to around the side to the rear of the garden, lovely side area with bark, patio area, outside tap, shingle area, mainly laid to lawn but is fully enclosed with fence and wall with mature trees, shrubs, planting, etc making this a delightful garden whether you're a full sun worshipper or you like the shade the mature trees and bushes give ample shade to animals and children, etc where the patio is in full sun so you can follow the sun round all of the day. Pizza oven to stay if required.

### Garden Room / Workshop

14'3" x 6'11" (4.34m x 2.11m)

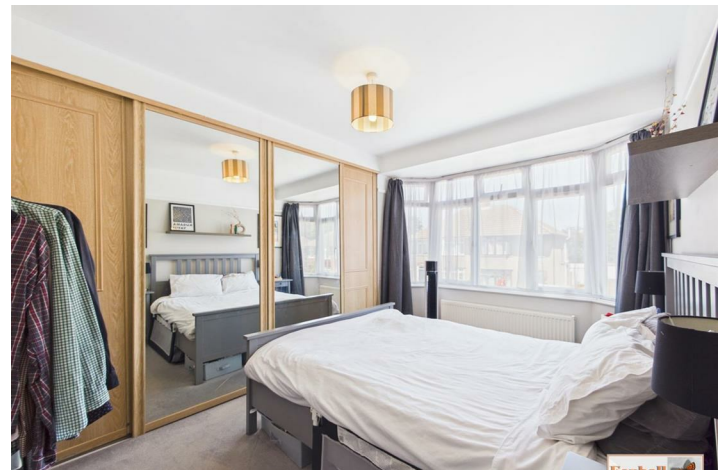
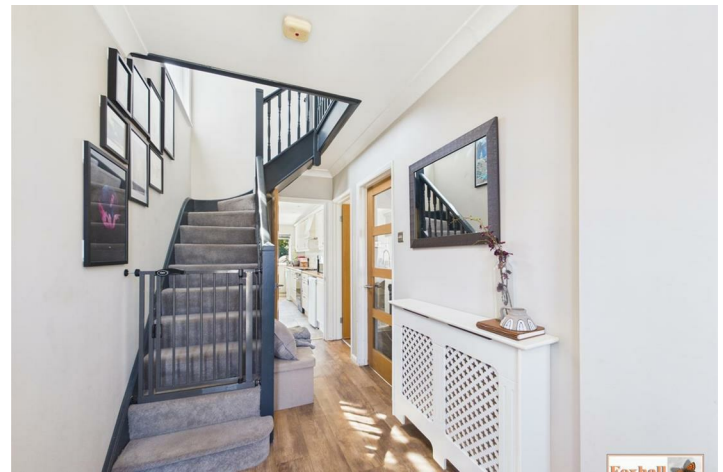
Double glazed window to the rear, power and lighting and worksurface. Perfect for storage but could also be turned into an office room, etc.

### Agents Notes

Tenure - Freehold

Council Tax Band - C









## Road Map



## Hybrid Map



## Terrain Map



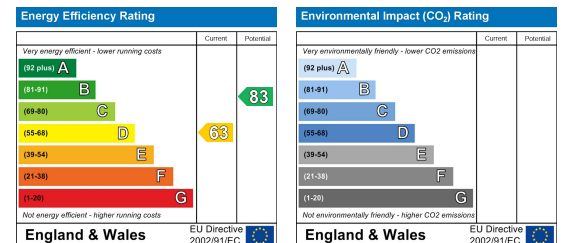
## Floor Plan



## 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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