

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Maycroft Close

The Crofts, Ipswich, IP1 6RG

Offers in excess of £250,000



3



1



3



D



Maycroft Close

The Crofts, Ipswich, IP1 6RG

Offers in excess of £250,000



Front Garden

Off-road parking for two cars comfortably via hardstanding concrete which leads towards the access to the garage and the side door into the kitchen / diner. The front garden is mainly made up of a large flower bed border with a mixture of mature plants and a pathway which leads to the entrance porch door.

Entrance Porch

Entry via a double glazed obscure door facing the front with double glazed obscure window facing the front and side, wall mounted electric radiator, wall light, and a door to the lounge.

Lounge

14'0" x 13'1" (4.27m x 3.99m)

Large picture double glazed window facing the front looking at the mature front garden, storage heater which has a convector and a flame effect fire on a marble base, under stairs storage cupboard, double internal doors into the kitchen / diner and a door into the lobby.

Kitchen / Diner

17'1" x 11'2" (5.21m x 3.40m)

Double glazed window facing the rear, double glazed sliding patio doors to the rear going out into the conservatory and a double glazed obscure door to the side leading to the access of the garage and parking. Wall and base fitted units with cupboards and drawers, 1 1/2 sink bowl and drainer unit with a mixer tap over, built-in oven, electric hob with a cooker hood above, plumbing for a washing machine, integrated dishwasher (it is not in working order), tiled splash-back, plenty of room for dining, storage heater and the flooring is split between vinyl flooring and carpet separating the kitchen and dining area.

Conservatory

11'0" x 6'11" (3.35m x 2.11m)

UPVC double glazed windows facing the rear and side, its quarter based brick constructed with a UPVC pitched roof, tiled flooring, double glazed obscure windows down one side for privacy, wall lights, ceiling fan with lighting and double glazed French style doors to the side going out into the garden.

Lobby

Access to the stairs to the first floor.

Landing

Double glazed window to the side, door to an airing cupboard which houses the water tank, storage heater, access to the loft and doors to bedrooms one, two, three and the bathroom.

Bedroom One

12'6" x 8'4" (3.81m x 2.54m)

Double glazed window facing the front.

Bedroom Two

8'8" x 9'11" m (2.66 x 3.04 m)

Double glazed window facing the rear with fitted sliding wardrobes.

Bedroom Three

9'3" x 5'5" (2.82m x 1.65m)

Double glazed window facing the front with a fitted storage cupboard.

Bathroom

8'1" x 7'4" (2.47 x 2.24)

Double glazed obscure window facing the rear, extractor fan, storage heater, low flush W.C., pedestal wash hand basin with a mixer tap, corner bath with a shower attachment, please note there is also an electric wall mounted shower (which is not currently in working order) and half-tiled walls.

Garage

Manual up and over door with power and lighting and a double glazed obscure door to the side going out into the garden.

Rear Garden

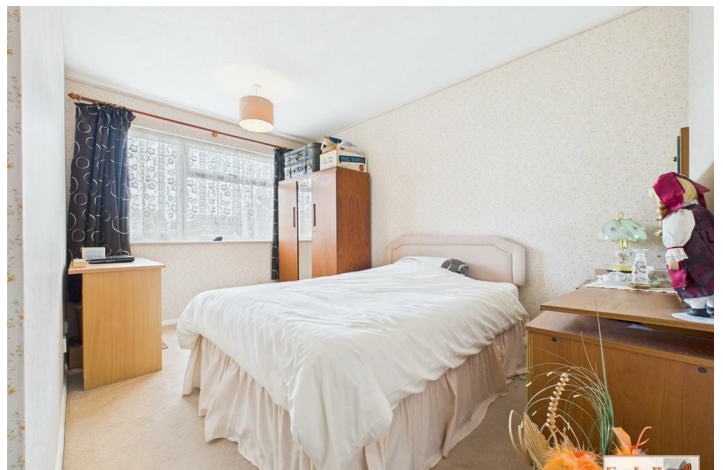
Fully enclosed south facing mature rear garden which is mostly laid to lawn with flowerbeds and planted areas with mature trees and plants, there is a pond and a water feature, access to a shed which has power and lighting, an outside tap. Enclosed by panel fencing with pathways and a small patio area and a gate to the side which leads to the parking and onto the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



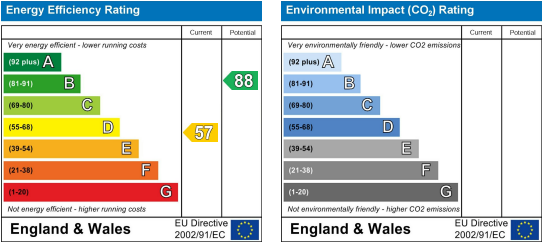
Floor Plan



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



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.