

# Foxhall



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## Mill Road Drive

Warren Heath, Ipswich, IP3 8UT

Asking price £300,000





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## Front Garden

Driveway providing off-road parking, picket fencing to one side with established shrub area to the other side and mature tree to the front, pathway to the side of the property providing pedestrian access to the rear of this property and to the rear of the neighbours property.

## Entrance Porch

Double glazed entrance door into entrance porch with double glazed window to side and door into the lounge.

## Lounge

22'7" x 10'5" (6.88m x 3.18m)

Two radiators, coved ceiling, double glazed box bay window to the front, archway through to the stairs, and through to the conservatory style dining area with door through to bedroom four / office / playroom.

## Bedroom Four / Office / Playroom

11'8" x 7'11" (3.57 x 2.43)

Double glazed window to the front.

## Conservatory Style Dining Area

8'9" x 8'5" (2.68 x 2.58)

Double glazed roof, double glazed bi-fold doors to the outside, laminated style flooring and through to the kitchen.

## Kitchen

9'1" x 7'7" (2.78 x 2.33)

Well fitted comprising single bowl sink with mixer taps and a stainless steel drainer, good range of roll top worksurfaces with drawers and cupboards under and wall mounted cupboards over, wall mounted Baxi boiler in upright unit, porcelain style tiled flooring, double glazed door to the rear and double glazed window to the rear.

## Landing

Double glazed window to the side, access to the loft, built-in airing cupboard housing the water tank and doors to all the bedrooms and the bathroom.

## Bedroom One

11'3" x 10'0" (3.45 x 3.05)

Double glazed window to the front, radiator and built-in wardrobes with mirror fronted sliding doors.

## Bedroom Two

9'11" x 8'7" (3.03m x 2.64m)

Double glazed window to the rear, radiator and built-in wardrobes with mirror fronted sliding doors.

## Bedroom Three

8'6" x 6'2" (2.59m x 1.88m)

Double glazed window to the front and built-in wardrobes with mirror fronted sliding doors.

## Bathroom

7'2" x 6'5" (2.19 x 1.98)

Panel bath with shower over (not tested) and shower screen, low-level W.C., pedestal wash hand basin with a mixer tap, radiator and double glazed obscure window to rear.

## Rear Garden

Gate into the rear garden, mainly laid to lawn, enclosed by timber fencing, with patio area and a garden shed.

## Agents Notes

Tenure - Freehold

Council Tax Band - C











Road Map



Hybrid Map



Terrain Map



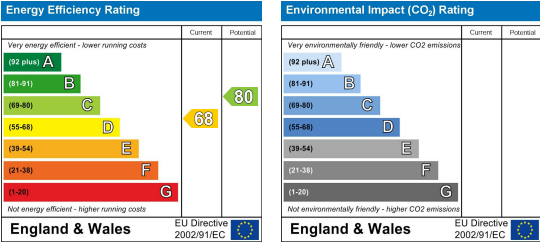
Floor Plan



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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