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

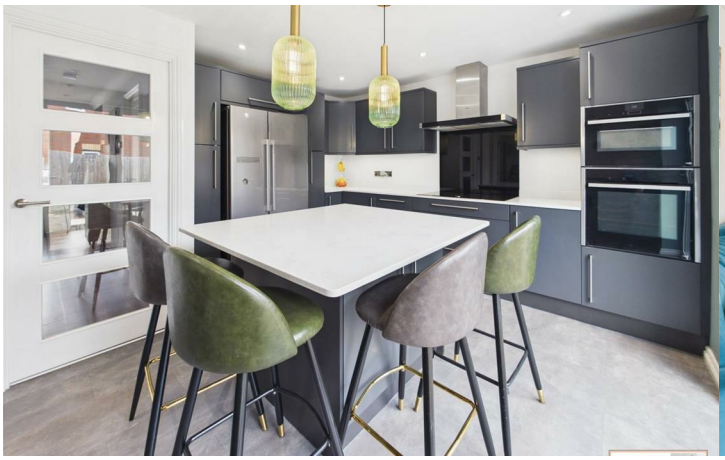


St. Agnes Way

Kesgrave, Ipswich, IP5 1JZ

Offers in excess of £435,000

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Front Garden
There is block paved drive providing off-road parking and in turn leading to the integral garage. There is dual access to the side garden and exposed canopy porch with lighting with the remainder being laid to shrubs and decorative stone.

Entrance Hallway
Accessed via a double glazed feature entrance door with wood effect flooring, stairs rising to the first floor with glass balastrading and banister, storage space under the stairs, doors giving access to the W.C., lounge / dining room and a personal door giving access to the intergral garage, smooth ceiling with inset spotlighting which is both warm white and cool white adjustable on each light and a radiator.

Downstairs Cloakroom
Low-level W.C., wood effect flooring, pedestal wash hand basin with a cascading mixer tap, radiator, part-tiled walls and smooth ceiling with spotlighting which is both warm white and cool white adjustable on each light with a switch and an extractor fan.

Lounge
17'4" x 10'5" (5.28m x 3.18m)
UPVC double glazed Georgian style window to front, radiator, tiled feature fireplace, smooth coved ceiling, wood effect flooring and an arch giving access to the dining room.

Dining Room
10'6" x 10'5" (3.20m x 3.18m)
UPVC double glazed double doors giving access to the conservatory with UPVC double glazed windows aside, radiator , wood effect flooring, smooth coved ceiling and an arch giving access to the lounge.

Kitchen
14'6" x 12'7" (4.42m x 3.84m)
A bespoke built kitchen by Andersons Kitchens and Bathrooms which has a double glazed bi-fold doors giving access to the garden, 1 1/2 bowl stainless steel sink inset in a quartz worksurface with boiling hot mixer tap which is filtered with soft close solid wood bespoke cupboards under housing a 4 litre boiler, Built-in NEFF dishwasher, built-in NEFF combi oven and microwave, built in NEFF hide and slide oven which are both "smart" and WIFI connected meaning it can be controlled remotely when away from the home with a pull out pan storage draw under. Built-in five pan NEFF induction hob with glass splash-back and filtered extractor over, built-in washing machine, space for an American style fridge freezer with a pull out pantry to the right of the fridge freezer, further range of quartz worksurfaces with matt grey solid wood soft close cupboards under and matching above, there is also a island unit/breakfast bar with further storage under, grey tile effect vinyl flooring, smooth ceiling with inset spotlighting which is both warm white and cool white adjustable on each light with a switch and pendant lighting over the island/breakfast bar and a vertical radiator. Within the units there is also a pull out spice/larder rack and in the corner there is a carousel unit and under unit lighting.

Conservatory
13'5" x 9'10" (4.09m x 3.00m)
Victorian style conservatory of brick and UPVC construction, tiled flooring with underfloor heating, storage bench seating and UPVC double glazed doors giving access to the rear garden.

Landing
Smooth ceiling with inset spotlighting which is both warm white and cool white adjustable on each light with a switch and loft access, doors giving access to all

bedrooms and the bathroom, carpeted flooring and an airing cupboard.

Bedroom One
16'6" x 10'8" (5.03m x 3.25m)
UPVC double glazed Georgian style window to front, radiator, grey carpeted flooring, range of built-in double wardrobes and another built-in wardrobe, smooth coved ceiling and door giving access to the en-suite shower room.

En-Suite Shower Room
6'1" x 5'7" (1.85m x 1.70m)
Double glazed Georgian style window to the front, fully tiled shower cubicle with independent Mira power shower over with rainfall shower head, (unit in the loft controlled either by dial on the wall or bluetooth on phone app), low-level W.C., vanity wash hand basin with a mixer tap and tiled splash-back, tile effect vinyl flooring, heated towel rail, automatic vanity mirror with lighting, smooth ceiling with extractor fan and inset spotlighting which is both warm white and cool white adjustable on each light with a switch.

Bedroom Two
12'6" x 8'5" (3.81m x 2.57m)
UPVC double glazed Georgian style window to front, radiator, grey carpeted flooring, range of built-in wardrobes, radiator and smooth ceiling.

Bedroom Three
9'8" x 9'5" (2.95m x 2.87m)
UPVC double glazed window to rear overlooking the garden, radiator, smooth ceiling and grey carpeted flooring.

Bedroom Four
10'9" x 8'1" (3.28m x 2.46m)
UPVC double glazed window to rear overlooking the garden, radiator, smooth ceiling and grey carpeted flooring.

Family Bathroom
7'3" x 6'0" (2.21m x 1.83m)
Luxury bathroom suite with UPVC double glazed window to rear, chrome heated towel rail, shaped and panel bath with a mixer tap and shower attachment, floating vanity wash hand basin with a feature bowl sink with a cascading mixer tap, low-level W.C., majority tiled walls, smooth ceiling with inset spotlighting which is both warm white and cool white adjustable on each light with a switch and extractor fan, tile effect vinyl flooring and vanity automatic mirror lighting.

Rear Garden
34ft x 33ft (10.36mft x 10.06mft)
Commences with a patio area with a remainder laid to lawn with outside power and dual access to the front, outside tap and outside lighting there is also UPVC soffits, fascias and guttering with a 3' x 4' metal garden shed.

Integral Garage
16'9" x 8'3" (5.11m x 2.51m)
Access via an up and over door with power and lighting, personal door giving access to the hallway and a wall mounted Gloworm boiler.

Agents Notes
Tenure - Freehold
Council Tax Band - C

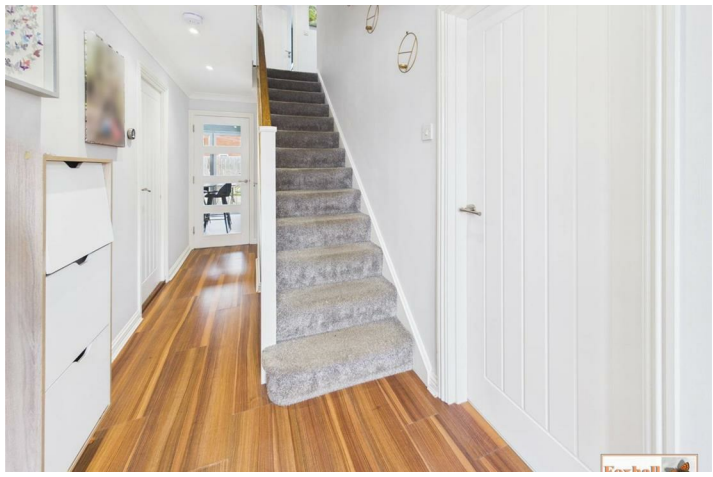


















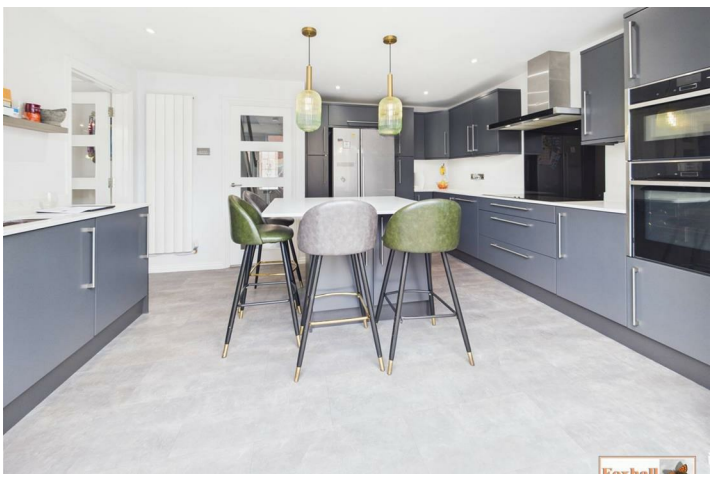












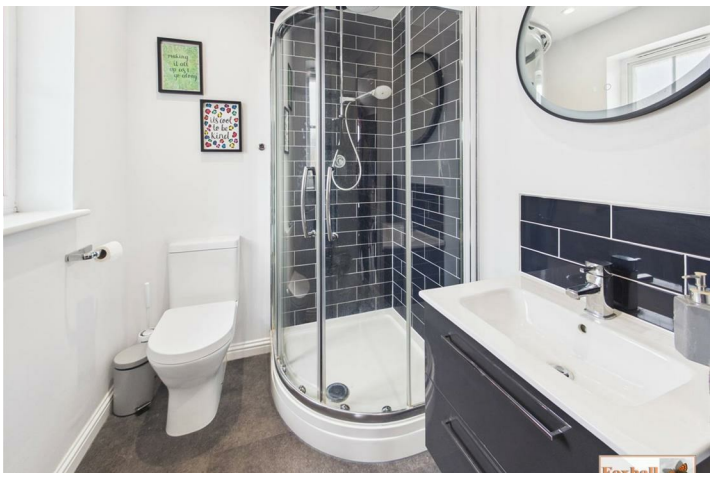



























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Road Map



Hybrid Map



Terrain Map



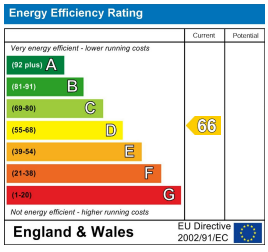
Floor Plan

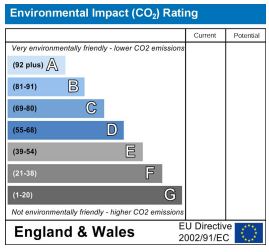


Viewing

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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