

# 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



## Mackenzie Drive

Kesgrave, Ipswich, IP5 1HW

Asking price £260,000



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## Summary Continued

The garden is totally unoverlooked from both the rear and sides, very secluded and a real suntrap in the summer months. There is also a spacious side garden which is very handy for storage of wheelie bins etc. and the front garden is a good size, which is an absolute picture of colour with established flowers and shrubs

## Front Garden

There is a spacious front garden which is immaculately maintained, with outside lighting and enclosed at the front by a picket fence and the side by half height panel fencing. The garden is neatly laid to lawn with well-stocked flower and shrub borders and is a picture of colour in the summer, including red hot pokers, lavender, spirea and other established perennial plants and shrubs. There is a 1 1/2 width gravel driveway and a dropped kerb providing good off street parking. If somebody needed parking for second vehicle this could be accommodated by converting part of the front lawn to a hardstanding.

## Entrance Hallway

Access from the front entrance door through to the entrance hallway, access to the loft space, a radiator and a door to a cupboard housing the Vaillant Eco Tech Plus 831 boiler, plumbing for a washing machine and fitted light.

## Lounge/Diner

16'6" x 9' 11" (5.03m x 2.74m 3.35m)

Beautiful, triple aspect room with a double radiator, southerly facing windows to front and easterly facing side and double glazed which makes this an extremely pleasant, sunny room for a good part of the day, double French doors opening directly out onto the secluded garden.

## Kitchen

10' x 7'4" (3.05m x 2.24m )

Well presented contemporary gloss white fronted units comprising, base drawers and cupboards, two pull out shelved storage units, an Indesit integrated oven with a warming tray beneath, Indesit hob and high level extractor hood above with stainless steel backing to the hob. Eye level cupboards, a recess space ideal for a fridge freezer, work surfaces, single sink bowl unit, radiator, recessed ceiling spotlights, with a window and a part double glazed door leading directly out into the garden.

## Bedroom One

8'11" x 8'9" (2.72m x 2.67m)

Radiator, window to front and double built in wardrobe.

## Bedroom Two

9'11" x 7'6" (3.02m x 2.29m )

A radiator and a window to rear which overlooks the garden.

## Bathroom

7'2" x 6'1" (2.18m x 1.85m)

Corner quadrant shower cubicle which is fully tiled in the shower area, a wash hand basin and a W.C., an extractor fan, mirrored bathroom cabinets (to remain), recessed ceiling spotlights and a chrome heated towel rail.

## Rear Garden

A low maintenance garden being fully paved. One of the major selling points of the bungalow is this delightful garden, completely unoverlooked from the rear and is a really sheltered and secluded suntrap especially in the mornings and afternoons. There is a small shingle area with space for rotary style washing line, hardstanding

for a shed, an outside tap and is enclosed by panel fencing on two sides and high conifer borders to the rear of the garden. This makes the garden ideal for anyone who has a dog, children or grandchildren who regularly visit as it is completely secure.

### Side Garden

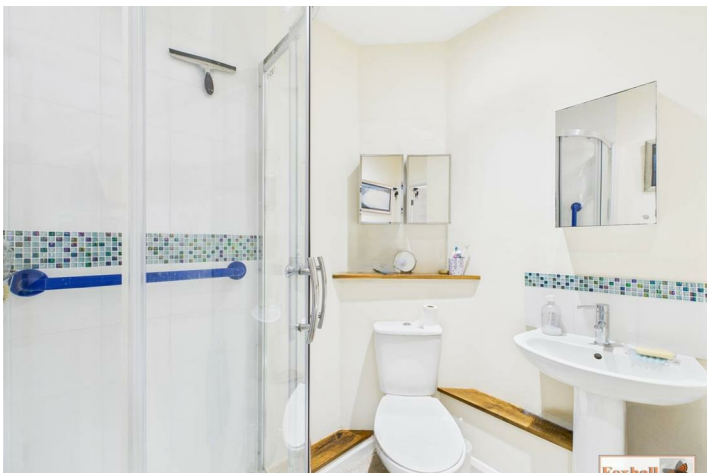
Paved, with hard standing for a second shed that has a charging point for a scooter, an ideal space to store wheelie bins out of sight, there is a wide sturdy side access gate making this ideal for anyone with a mobility scooter, motorbike or wide pushchair etc.

### Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



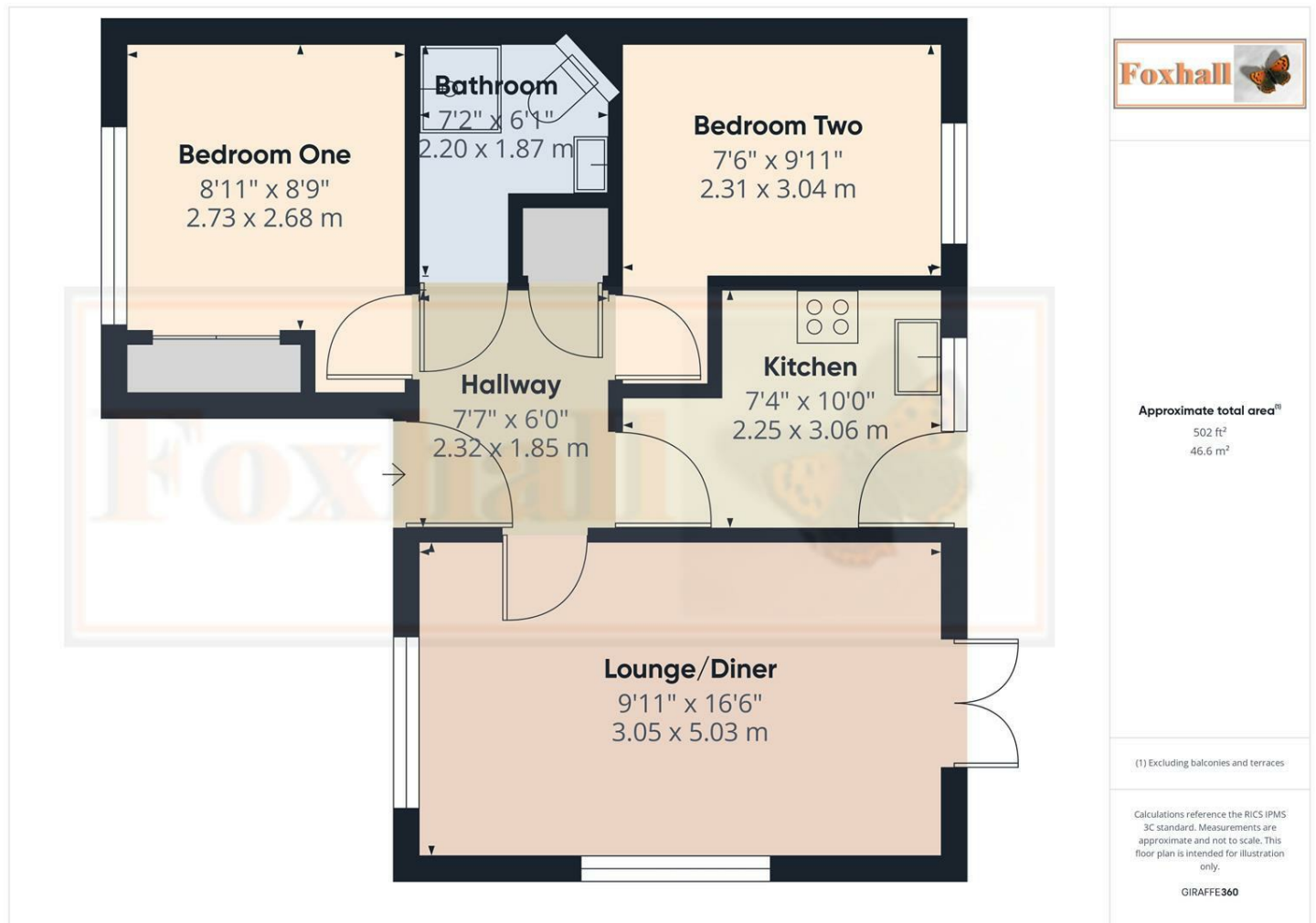
## Hybrid Map



## Terrain Map



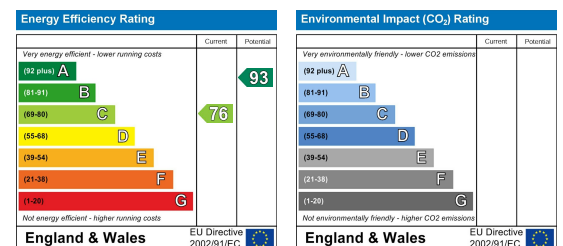
## Floor Plan



## 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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