

# Foxhall



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## Dobbs Drift

Kesgrave, Ipswich, IP5 2QG

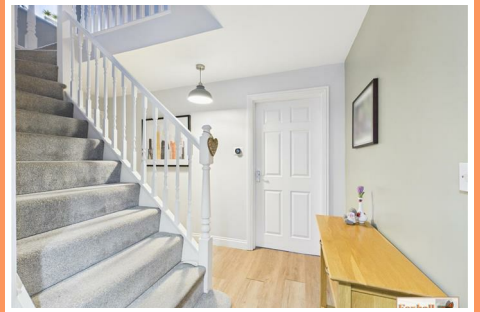
Asking price £450,000



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## Front Garden

Block paved driveway offering off-road parking for two vehicles with gated side access leading round to the rear garden.

## Entrance Hallway

Entrance door, Oak style laminated flooring, radiator, Nest digital thermostat, cupboard under the stairs and doors to lounge, kitchen/diner and cloakroom

## Cloakroom

Low-level W.C., pedestal wash hand basin, radiator and obscure double glazed window to side.

## Lounge

19'6" x 10'3" (5.94m x 3.12m)

Double glazed bay window to front, fire surround with fire and a radiator.

## Kitchen / Dining Room

24'5" x 9'9" (7.44m x 2.97m)

Kitchen Area - Well fitted comprising 1 1/4 bowl single drainer sink with a mixer tap, cupboards and integrated dishwasher under, good range of worksurface with pan drawers, cupboards and appliance space under, upright shelved storage, further upright with NEFF double/combi oven, NEFF hob, pull out storage, space for American style fridge freezer, downlighters, double glazed window to rear, door to garage and through to the dining area.

Dining Area - Breakfast bar, upright radiator, wine chiller, double glazed patio doors to outside.

## Landing

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

## Bedroom One

13'0" x 10'3" (3.96m x 3.12m)

Double glazed window to front, built-in wardrobe, radiator and door to en-suite.

## En-Suite Shower Room

5'10" x 5'8" (1.78m x 1.73m)

Independent shower cubicle, low-level W.C., wash hand basin with cupboards under, downlighters, heated towel rail and obscure double glazed window to front.

## Bedroom Two

9'3" x 8'5" (2.82m x 2.57m)

Double glazed window to rear, built in wardrobe and a radiator.

## Bedroom Three

9'2" x 7'9" (2.79m x 2.36m)

Double glazed window to rear and a radiator.

## Bedroom Four

9'2" x 7'5" (2.79m x 2.26m)

Double glazed window to rear and a radiator.

## Bathroom

7'3" x 7'0" (2.21m x 2.13m)

Panel bath with mixer tap and shower attachment, low-level W.C., wash hand basin, radiator, extractor fan and an obscure double glazed window to front.

## Rear Garden

Excellent size south-westerly facing with paved patio with retaining wall, the garden itself is mainly laid to artificial lawn enclosed by timber fencing.

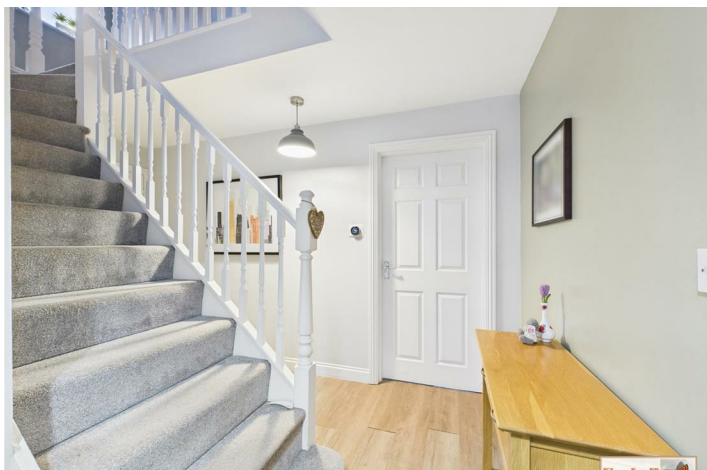
## Garage

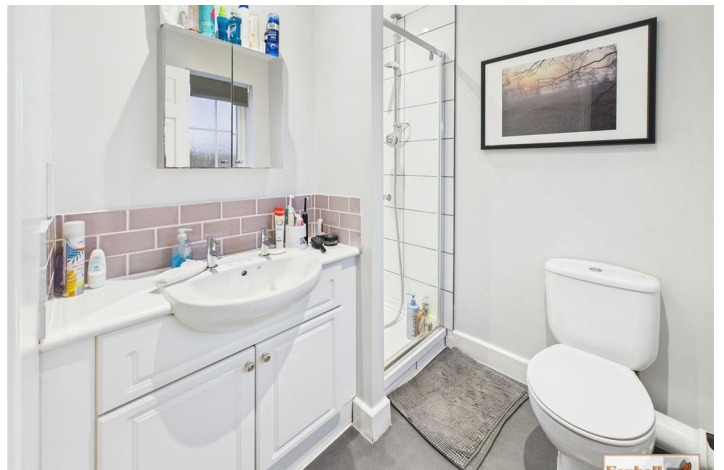
17'10" x 8'3" (5.44m x 2.51m)

Integral garage with up and over door, power and light, wall mounted boiler.

## Agents Notes

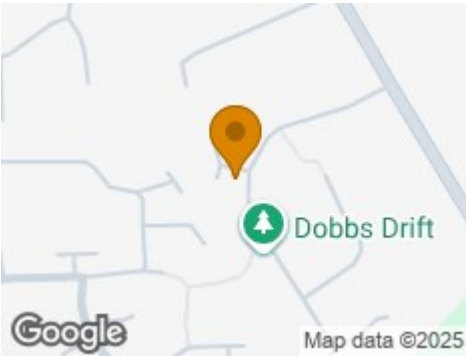
Tenure - Freehold  
Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



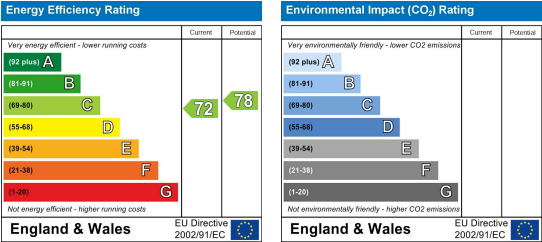
Floor Plan



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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