

# Foxhall



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## Clay Pond Way

Wherstead, Ipswich, IP2 8NE

Offers in excess of £425,000



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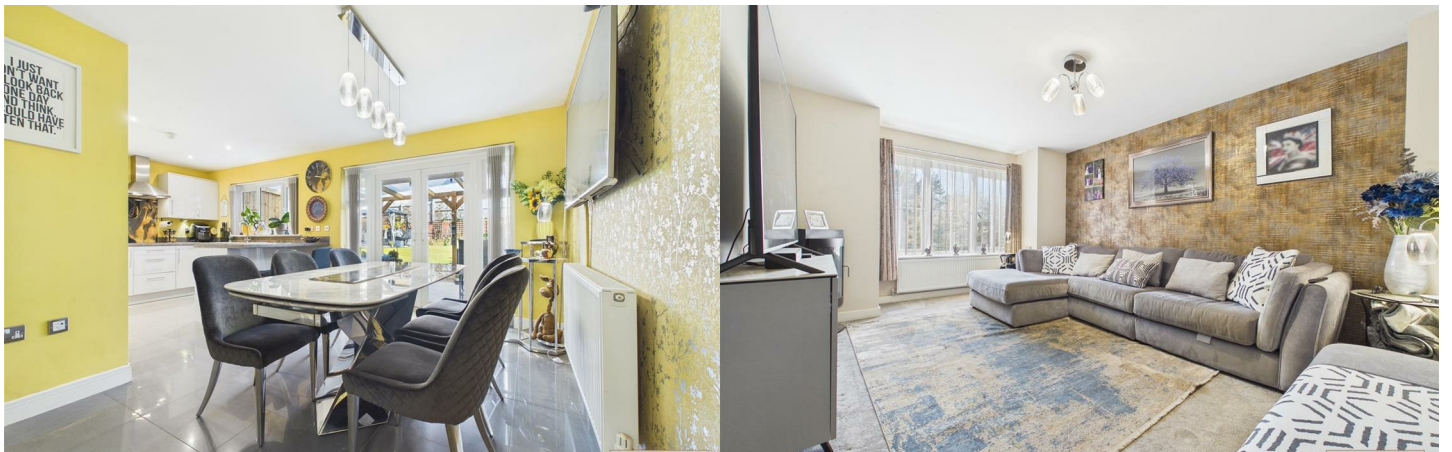
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## Front Garden

Block paved drive providing off-road parking leading to the garage. There is also side access to the garden with the remainder landscaped with decorative bark and mature shrubs.

## Entrance Hallway

Access via a double glazed entrance door, upgraded grey polish tiled flooring, smooth ceiling with feature lighting, stairs rising to the first floor, storage cupboard, doors giving access to cloakroom, lounge and kitchen/diner.

## Downstairs Cloakroom

UPVC double glazed window to front, enclosed W.C. with dual flush, pedestal wash hand basin with a mixer tap, tiled splash-back, radiator, upgraded polished grey tiled flooring and smooth ceiling.

## Lounge

16'3" x 11'7" (4.95m x 3.53m)

UPVC double glazed window to front, grey carpeted flooring, radiator, smooth ceiling with feature lighting.

## Kitchen Breakfast /Dining Room

20'0" x 14'7" (6.10m x 4.45m)

Kitchen Breakfast Room - UPVC double glazed window to the rear, 1 1/2 bowl stainless steel sink with Victorian style mixer tap inset into a roll-edge top worksurface with gloss grey cupboards and drawers under and matching above, under unit lighting, built-in hob with feature splash-back and stainless steel extract hood over, breakfast bar, upgraded grey polished tiled flooring, built-in double oven, built-in microwave, built-in fridge and freezer, built-in dishwasher, door giving access to the utility room, television point and smooth ceiling with inset spotlighting.

Dining Area - Smooth Ceiling with feature pendant

lighting, radiator, walk-in storage cupboard and access to the kitchen breakfast room.

## Utility Room

6'0" x 5'6" (1.83m x 1.68m)

Double glazed door giving access to the side, cupboard housing wall mounted Logic boiler, stainless steel single drainer sink with a mixer tap inset into a grey worksurface with grey gloss cupboard under, space and plumbing for a washing machine, grey tiled flooring, radiator and smooth ceiling with an extractor fan.

## First Floor Landing

Smooth ceiling giving loft access, airing cupboard and doors to all bedrooms and the family bathroom.

## Bedroom One

15'0" x 9'7" (4.57m x 2.92m)

UPVC double glazed window to front, radiator, grey carpeted flooring, smooth ceiling and door giving access to the en-suite.

## En-Suite Shower Room

6'6" x 4'5" (1.98m x 1.35m)

UPVC double glazed window to side, enclosed W.C. with dual flush, floating wash hand basin with cascading mixer tap, double shower cubicle with independent shower and rainfall shower head, smooth ceiling with inset spotlighting and extractor fan, chrome heated towel rail, grey tile flooring and part tiled walls.

## Bedroom Two

11'6" x 9'5" (3.51m x 2.87m)

UPVC double glazed window to rear, radiator, smooth ceiling and grey carpeted flooring.

## Bedroom Three

10'4" x 7'9" (3.15m x 2.36m)

UPVC double glazed window to rear, radiator, grey carpeted flooring and smooth ceiling.

### Bedroom Four

9'11" x 6'10" (3.02m x 2.08m)

Currently being used as a dressing room. UPVC double glazed window to front, radiator, grey carpeted flooring and smooth ceiling.

### Family Bathroom

6'8" x 5'6" (2.03m x 1.68m)

Enclosed W.C. with dual flush, floating vanity wash hand basin with cascading mixer tap, shaped and panel bath with mixer tap and independent shower over and shower screen, grey tiled flooring, part tiled walls, smooth ceiling with inset spotlighting and extractor fan and chrome heated towel rail.

### Rear Garden

The rear garden is perfect for entertaining and has a covered entertaining area with a bar in situ 21'4" x 12'7". To the rear of the garden there is a sun trapped patio area with raised sleeper borders which are planted with mature flowers and shrubs, the remainder of the garden is laid to lawn with a side area which is laid to lawn and a pathway to the front entrance and a personal door giving access to the garage with outside lighting and power.

### Garage

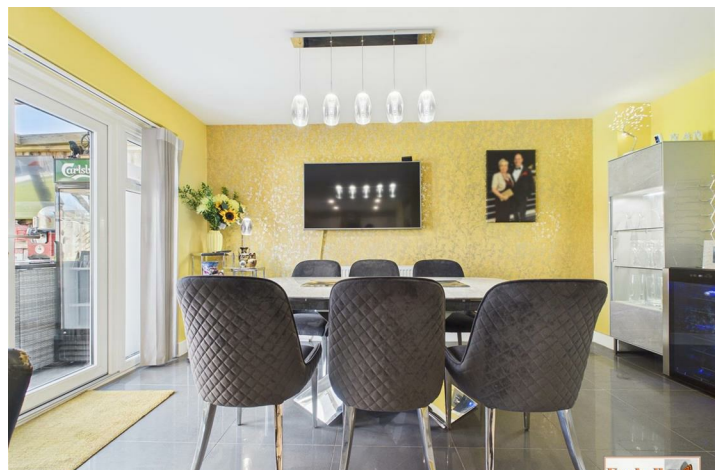
Oversized garage with up and over door supplied with power and light and a personal door giving access to the garden.

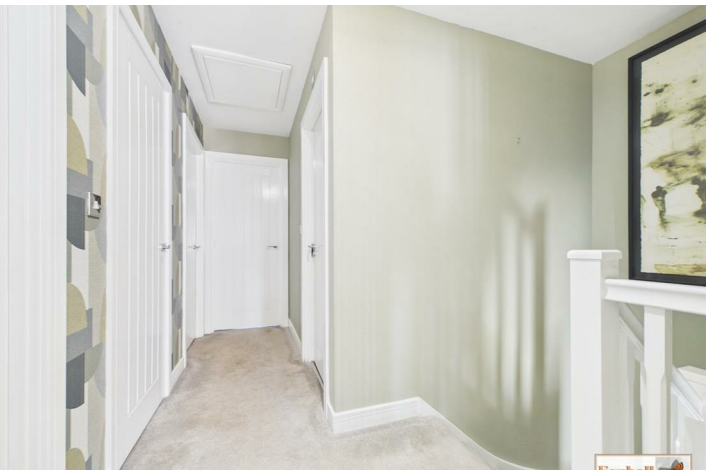
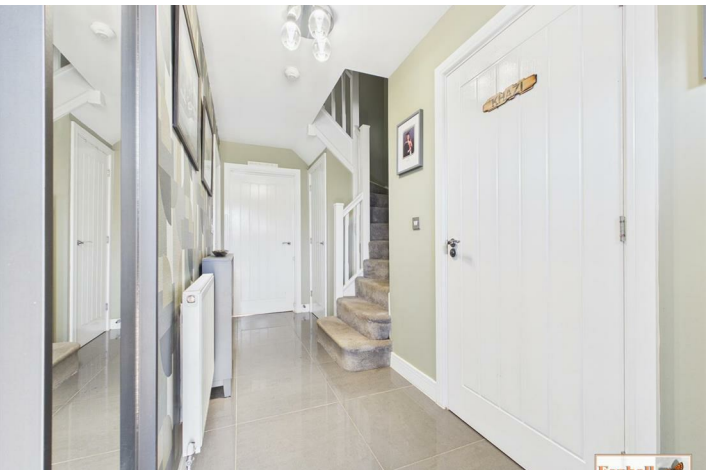
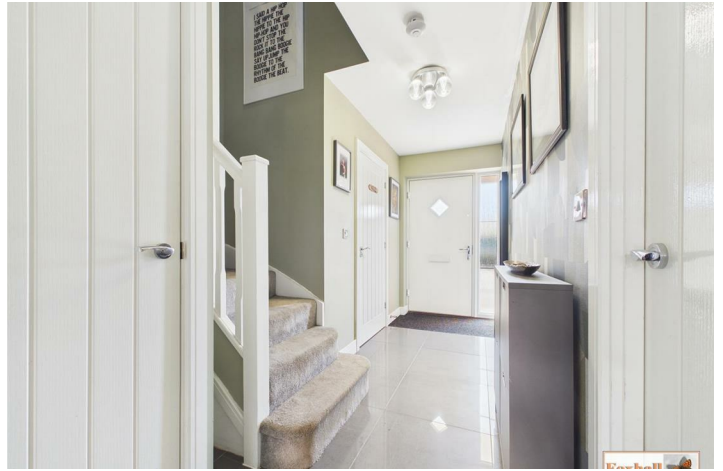
### Agents Notes

Tenure - Freehold

Council Tax Band - D

Vendor has separated bedroom three and is using it as a dressing room which is next to bedroom one.









## Road Map



## Hybrid Map



## Terrain Map



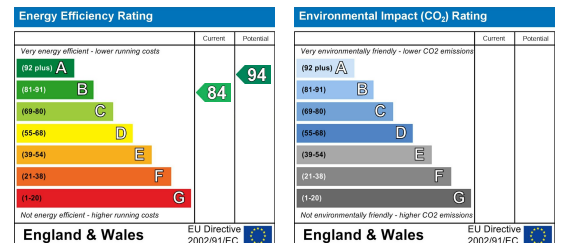
## Floor Plan



## 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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