

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 613296

[www.foxhallestateagents.co.uk](http://www.foxhallestateagents.co.uk)



## Estuary Crescent

Shotley Gate, Ipswich, IP9 1QA

Guide price £285,000



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### Front Garden

Attractive wall to the front, pathway to the front door, lawned area with mature bush, access to the rear of the property on both sides, hardstanding for a driveway which accesses the garage driveway you could fit three cars in amply.

### Porch

UPVC pedestrian door into the porch with double glazed windows to either side and also the side, it's a large area suitable for parking buggies, wheelchairs and various bits, carpet flooring and outside light with door to the front door.

### Entrance Hallway

Radiator, carpet flooring, doors to bedrooms one, two, lounge, kitchen and bathroom, two cupboards one for shoe rack and coats, the other is a previous airing cupboard which has shelving and access to the loft.

### Lounge

16'0" x 11'11" (4.88m x 3.63m)

Feature fireplace with an open fire and granite marble, two radiators, carpet flooring, aerial point, coving, wall lights and large double glazed patio doors leading out into the rear garden almost full width. So if someone wanted to put a bi-fold door in there that would be a possibility.

### Bedroom One

10'8" x 10'1" (3.25m x 3.07m)

Double glazed window to the front with fitted blinds, curtain pole, coving, radiator and carpet flooring.

### Bedroom Two

11'10" x 7'11" (3.61m x 2.41m)

Double glazed window to the front with fitted blinds, curtain pole, coving, radiator and carpet flooring.

### Bathroom

Low-flush W.C. with concealed back plate, vanity wash hand basin, heated towel rail, tiled flooring, tiled walls throughout, obscure double glazed window to the rear with fitted roller blind, extractor fan, cupboard on the wall with under plinth spotlights, bespoke accessible

walk-in seated bath with door, mixer taps with a hand held shower attachment. If new owners didn't want this particular bath there is ample room for a new bath or a walk-in shower enclosure to be installed.

### Kitchen

9'9 x 8'6 (2.97m x 2.59m)

Comprising of wall and base units with cupboards and drawers under, stainless steel sink bowl drainer unit with a mixer tap over, splash-back tiling, splash-back on the floor, induction Siemens hob with extractor over, Hotpoint double oven (brand new), radiator, double glazed windows to the rear, spotlights, under counter lights and door into the dining room / conservatory.

### Dining Room / Lean to

11'11 x 7'8 (3.63m x 2.34m)

Hardstanding floor with carpet tiles, construction of UPVC and wood, radiator, power, wall lights and door to the rear garden.

### Rear Garden

34'4" x 59'8" (10.48 x 18.2)

Large rear garden fully enclosed with a large patio area suitable for alfresco dining, outside tap, attractive mid height brick walls leading to the rest of the garden, which has a shingle pathway around and mature planting such as buddleias, Laurels and Roses. Shed approx. 7'6" x 18'4" does need a bit of care and attention, old concrete coal shed, a lovely hexagon patio area in the middle of the garden, plenty of mature trees and shrubs as described with Rhododendrons, Acers, pedestrian access to the side of the rear garden giving you access to the front. Viewers will note that if you stand on the patio you can see the lovely River view.

### Garage

18'3" x 9'5" (5.56m x 2.87m)

Manual up and over door, UPVC windows to the rear, floor mounted oil boiler (only 5 years old) with power and light, pedestrian door to the side and a pedestrian gate to the front so there is access round the bungalow on both sides.

### Agents Notes

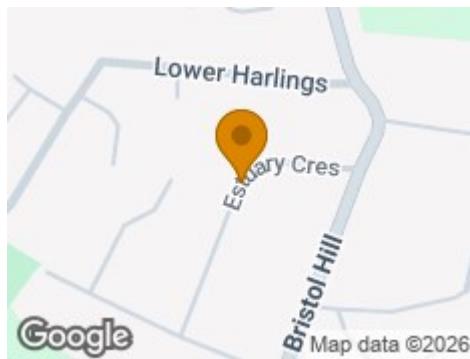
Tenure - Freehold  
Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



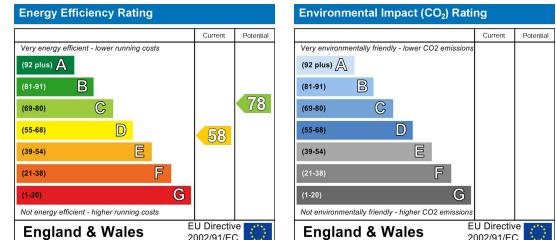
## Floor Plan



## 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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