

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



Penny Lane

Purdis Farm, Ipswich, IP3 8UX

Offers in excess of £375,000



4



2



2



C



Penny Lane

Purdis Farm, Ipswich, IP3 8UX

Offers in excess of £375,000



Penny Lane

SOUGHT AFTER WARREN HEATH PURDIS FARM DEVELOPMENT - GARAGE CONVERSION TO OFFICE/POTENTIAL FOR BEDROOM FIVE - FOUR FIRST FLOOR BEDROOMS - EN-SUITE SHOWER ROOM REPLACED APPROXIMATELY 3 YEARS AGO & MODERN BATHROOM SUITE - WELL FITTED CREAM GLOSS KITCHEN 14'8 x 8'0 - 18'2" x 15'2" LOUNGE & SEPARATE DINING AREA - CLOAKROOM & UTILITY AREA - SPACIOUS & WELL PROPORTIONED ACCOMMODATION IN EXCELLENT DECORATIVE ORDER - DOUBLE GLAZED WINDOWS & GAS HEATING VIA RADIATORS.

Foxhall Estate Agents are delighted to offer for sale this well proportioned four bedroom detached family style home situated on the sought after Warren Heath development.

The property benefits from a garage conversion which is currently used as an office but has versatile usage, double glazing, gas heating via radiators and off road parking for three cars.

The accommodation comprises four bedrooms with an en-suite shower room replaced approximately 3 years ago and a modern bathroom suite to the first floor, a well fitted modern kitchen, spacious lounge with separate dining area, cloakroom and utility area to the ground floor.

Located towards the eastern outskirts of Ipswich, lying within a short drive of the A14/A12 and access to a good range of local amenities, Sainsburys, Waitrose and a range of shops and eateries.

Front Garden

The front garden has been block paved providing an excellent area of off road parking, there is side access leading around to the rear garden.

Entrance Hall

Double glazed entrance door to entrance hall with stairs off and doors to office and lounge / dining area.

Office

12 x 7'8 (3.66m x 2.34m)

Formerly the garage with versatile usage. Double glazed window to front, radiator and laminate flooring.

Lounge Area

18'2" x 15'2" (5.54m x 4.62m)

Double glazed window to front, two radiators, doors off to the utility room and cloakroom and through to the dining area.

Dining Area

8'6" x 8'0" (2.59m x 2.44m)

Double glazed French style doors to outside and a radiator.

Cloakroom

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

Utility Area

8' x 4'10 (2.44m x 1.47m)

Work-surface with appliance space.

Kitchen

14'8 x 8'0 (4.47m x 2.44m)

Extensively fitted, comprising 1 1/4 bowl single drainer sink with a mixer tap, cream gloss units with an excellent range of roll top work-surface with drawers, cupboards and appliance space under, wall mounted

cupboards over, radiator, oven, hob and extractor, Baxi wall mounted boiler replaced in 2017, drop down lighting, double glazed windows to rear and double glazed door to outside.

Landing

Built in linen cupboard with folding doors, access to loft which I understand from the Vendor has a ladder and doors to all bedrooms and the bathroom.

Bedroom One

12'0" x 11'8" (3.66m x 3.56m)

Double glazed window to front, fitted wardrobes with sliding doors, radiator, cupboard over stairs and door to en-suite.

En Suite Shower

6'2" x 4'10" (1.88m x 1.47m)

Replaced approximately 3 years ago with shower, low level W.C., wash hand-basin, radiator and obscure double glazed window to front.

Bedroom Two

11'3" x 8'1" (3.43m x 2.48m)

Double glazed window to front, fitted wardrobes with sliding doors and a radiator.

Bedroom Three

9'6" x 8'7" (2.90m x 2.62m)

Double glazed window to rear and a radiator.

Bedroom Four

11'2" x 8'1" (3.40m x 2.46m)

Double glazed window to rear, fitted wardrobes with sliding doors and a radiator.

Bathroom

8'3" x 6'1" (2.51m x 1.85m)

Panel bath with shower attachment, low level W.C., wash hand-basin with mixer and obscure double glazed window to rear.

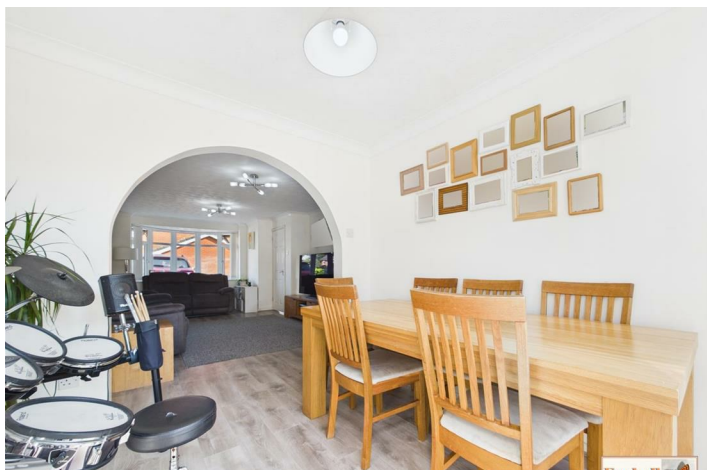
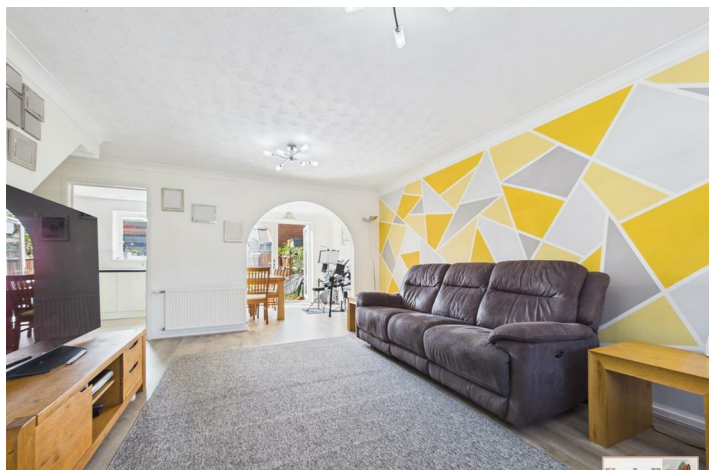
Rear Garden

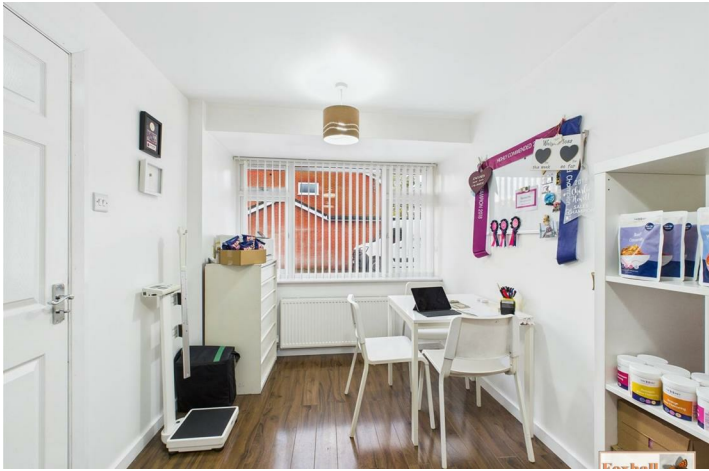
Enclosed by timber fencing, with a patio immediately behind the property and extensively laid to lawn.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



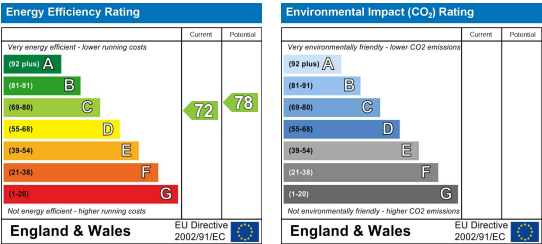
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.