

Foxhall



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Britannia Road

Copleston Catchment, Ipswich, IP4 5HE

Guide price £270,000



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Front Garden

Block paved driveway suitable for off-road parking for one vehicle with a pathway to the front door and side access down the pathway to the pedestrian gate to the rear garden.

Entrance Hallway

10'5" x 2'10" (3.20 x 0.88)

Panelling, radiator with bespoke cover, tiled flooring, coving, stairs up to the first floor and a door to the lounge / dining room.

Lounge

11'4" x 9'0" (3.45m x 2.74m)

Double glazed bay window to front with fitted blinds, wood effect laminate flooring, radiator, panelling, alcoves with bespoke shelving, spotlights and an arch through to the dining room.

Dining Room

11'6" x 10'8" (3.53 x 3.27)

Double glazed window to rear with fitted blinds and a door through to the entrance hallway and also to the kitchen.

Kitchen

14'0" x 8'4" (4.28 x 2.56)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit, space and plumbing for a washing machine, louvre doors for the cupboard under the stairs which will make a nice larder or storage area, two double glazed windows to the side both with fitted blinds, further space under counter for white goods such as a tumble dryer fridge freezer etc, space for a full height fridge freezer, integrated Logic oven with hob over and extractor above, Ideal Logic Plus wall mounted boiler, coving, wood effect laminate flooring and a door through to the lobby.

Lobby

7'9" x 2'8" (2.38 x 0.83)

Wood effect laminate flooring, door to the outside and a door to the bathroom.

Bathroom

9'10" x 7'9" (3.00m x 2.36m)

This is a four piece luxury bathroom suite with a freestanding Clawfoot bath with a mixer tap and handheld shower over, vanity wash basin, low-flush W.C. and a large walk-in shower cubicle with both handheld shower attachment and a rainfall shower, extractor fan, heated hand rail, panelling, obscure double glazed window to rear with fitted blinds, bespoke shelving, coving, wood effect laminate flooring, mermaid backing board to both the shower and the vanity hand wash basin.

Landing

10'9" x 4'11" (3.30 x 1.51)

Carpet flooring, coving, access to the loft, bespoke cupboard for storage, panelling and doors to bedrooms one, two and three.

Bedroom One

13'6" x 10'5" (4.12 x 3.18)

Double glazed bay window to the front with fitted blinds and a further double glazed window with fitted blinds, carpet flooring, radiator and panelling.

Bedroom Two

14'0" x 8'6" (4.27m x 2.59m)

Double glazed window to rear, further double glazed window to the side, carpet flooring, coving, aerial point, storage cupboard and a radiator with bespoke cover.

Bedroom Three

11'7" x 8'3" (3.55 x 2.53)

Double glazed window to the rear, carpet flooring and a radiator.

Rear Garden

The fully enclosed rear garden has a patio area, mainly laid to lawn with both brick and wood raised beds, shed to stay, outside tap and a pedestrain access to the alley way for putting bins out

Agents Notes

Tenure -Freehold

Council Tax Band - B



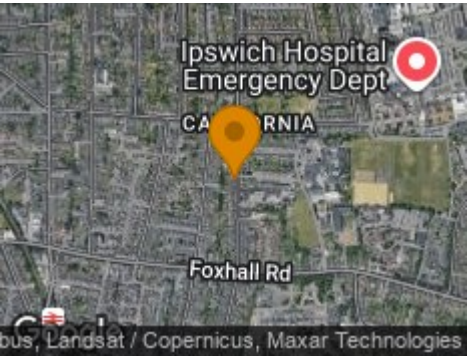




Road Map



Hybrid Map



Terrain Map



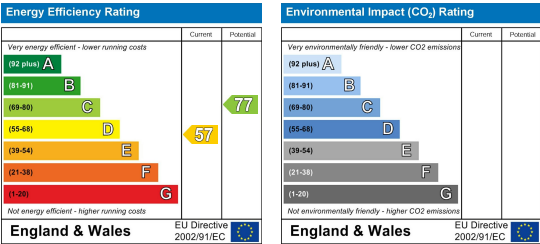
Floor Plan



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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