

# Foxhall



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## Medway Road

Rivers Estate, Ipswich, IP3 0QJ

Guide price £315,000



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## Front Garden

Hard standing driveway for two-three cars, there is hard standing through to the porch and also double gates to the garage.

## Open Porch

Light, through to entrance door, original tiles, electricity box.

## Hallway

Carpet flooring, coving, doors to lounge, bedroom one, bedroom two, dining room, bathroom and kitchen, loft hatch which has a loft ladder, part boarding and a light, wall light and radiator, and a phone point. Battery operated smoke alarm.

## Bathroom

7'4" x 7'5" (2.25 x 2.28)

Panelled bath, pedestal wash hand basin, low flush WC, obscure double glazed window to the rear, carpet tiled flooring, coving, airing cupboard with the water tank and shelving, cupboard above, fully tiled walls, extractor fan, radiator.

## Lounge/Bedroom Three

10'10" x 13'5" (3.31 x 4.10)

Double glazed bay window at the front, carpet flooring, picture rails, coving, aerial point, feature functioning fireplace, tiled surround, tiled hearth and backing, radiator x 2. Formally used as a lounge however could easily be used just as well as a bedroom.

## Dining Room

10'7" x 11'1" (3.24 x 3.38)

Carpet flooring, coving, double glazed patio door (replaced May 2016) out onto the rear garden, radiator x 2, phone point. Being a delightfully sunny room with patio doors backing onto the patio and the views over

the rear garden, this room could be a back bedroom or utilised as a lounge.

## Bedroom One

10'8" x 14'0" (3.25m x 4.27m)

Radiator, carpet flooring, picture rails, coving, built in cupboard with cupboard over the top, double glazed window to the front,

## Bedroom Two

10'6" x 9'10" (3.21 x 3.02)

Double glazed window to the side, radiator, coving, picture rails and carpet flooring.

## Kitchen / Breakfast Room

8'11" x 11'5" (2.73 x 3.48)

Comprising of wall and base units with cupboards and drawers under, work surfaces over, freestanding electric oven with plastic splashback, tiled splashbacks, space and plumbing for a washing machine, stainless steel sink bowl drainer unit with mixer tap, double glazed window to the side, uPVC and double glazed door out onto the side and rear garden, strip light, coving, vinyl flooring, radiator. Door to walk in larder.

## Walk In Larder / Pantry

Baxi boiler which has been regularly serviced (last service on 6 September 2024), shelving, obscure window to the side with inset extractor, vinyl flooring, plenty of shelving for use as a larder. Battery operated CO2 alarm.

## Outside Store

Outside brick store which is handy for storing garden items but could have potential for amalgamating into the rest of the house.

## Garage

7'8" x 15'8" (2.35 x 4.78)

Block garage with manual up and over door, with pedestrian access and windows.

## Rear Garden

70'0" x 45'0" approx (21.34m x 13.72m approx)

Fully enclosed un-overlooked from the rear south facing garden, this is absolutely packed with mature shrubs, plants and bulbs and due to it's size is rarely available in the Rivers Development. Steps down from the patio, two paths either side which go round the end of the garden and back round, mainly laid to lawn with mature planting and shrubs down both sides and the rear of the property, two sheds (to stay) one approx. 8' x 6', trees and shrubs at the rear, further shed which is approx. 7' x 5', two water butts (to stay), compost areas. With an outside tap, a large patio area, single detached garage, outside brick store, double gates through into the front garden.

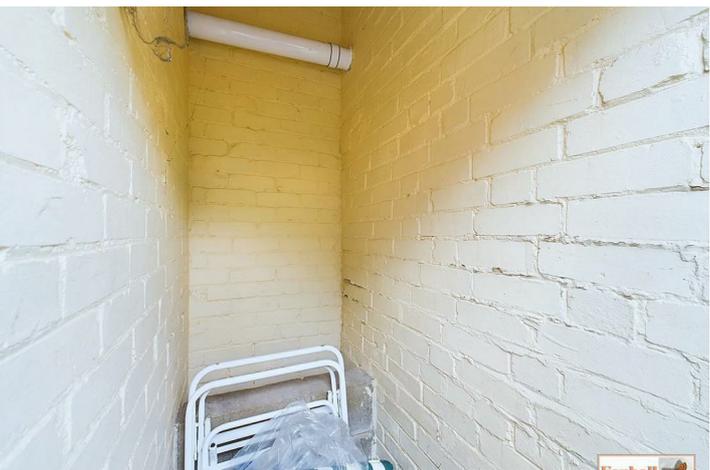
## Agents Notes

Tenure - Freehold

Council Tax Band - C

(included are the cooker, cookerhood, spare roof tiles and spare kitchen / bathroom tiles).







## Road Map



## Hybrid Map



## Terrain Map



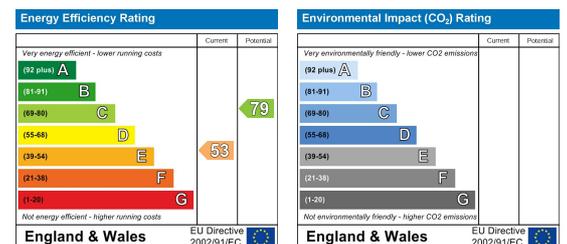
## Floor Plan



## 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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