

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



Acorn Way

Falcon Park, Ipswich, IP5 3SG

Price £130,000



2



1



1



Acorn Way

Falcon Park, Ipswich, IP5 3SG

Price £130,000



Front Garden

Block paved driveway providing off-road parking and leads to the wrap around garden. There is also step access to the entrance door with the remainder being laid to artificial lawn and decorative stone borders.

Entrance Hallway

Access via UPVC double glazed entrance door, radiator, light grey carpeted flooring, textured and coved ceiling, storage cupboard and doors giving access to both bedrooms, bathroom and dining room.

Dining Room

9'10" x 8'6" (3.00m x 2.59m)

UPVC double glazed window to front, radiator, grey carpeted flooring, coved and textured ceiling, door giving access to the lounge and an arch through to the kitchen.

Lounge

19'6" x 11'9" (5.94m x 3.58m)

Two UPVC double glazed bay window to the side, two double glazed window to the front, two radiators, grey carpeted flooring, coved and textured ceiling and a feature fireplace.

Kitchen

10'7" x 9'6" (3.23m x 2.90m)

UPVC double glazed window to rear, UPVC double glazed door giving access to the rear garden, radiator, tiled effect vinyl flooring, space for a fridge, built-in oven, built-in hob with filter hood over, glass splash-back, built-in dishwasher, built-in washing machine, single drainer stainless steel sink inset in a rolled-edge worksurface with white gloss cupboard and drawers under and matching above, there is a cupboard housing the wall mounted Worcester boiler and an extractor fan.

Bedroom One

9'6" x 9'3" (2.90m x 2.82m)

UPVC double glazed window to front with blind, radiator, grey carpeted flooring, range of fitted wardrobes and vanity unit and coved and textured ceiling.

Bedroom Two

9'5" x 7'0" (2.87m x 2.13m)

UPVC double glazed window to side, range of fitted wardrobes and vanity unit, grey carpeted flooring, coved and textured ceiling and a radiator.

Bathroom

6'6" x 5'6" (1.98m x 1.68m)

UPVC double glazed window to rear, shaped and panel bath, low-level W.C., pedestal hand wash basin, shaver point, part tiled walls, tiled effect vinyl flooring, extractor fan, radiator and textured and coved ceiling.

Side Garden

Is laid to artificial lawn with decorative stone borders and continues to the rear courtyard.

Rear Garden

Further artificial lawn and paved patio area and access to the side. There is also an outside tap, step access to the kitchen and a garden shed to remain.

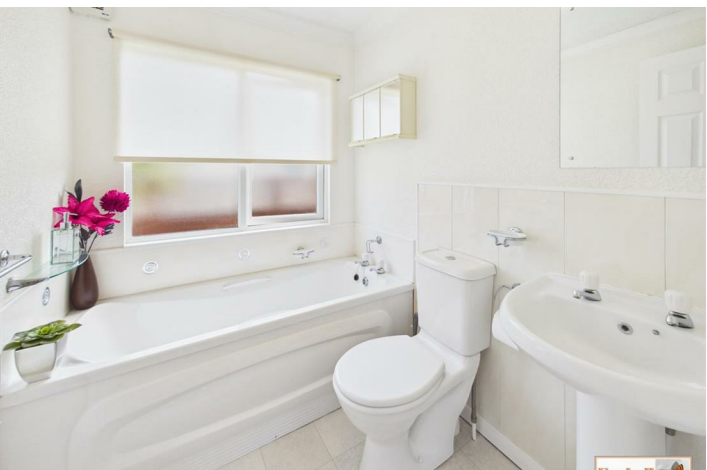
Agents Notes

Tenure - Freehold

Council Tax Band - A

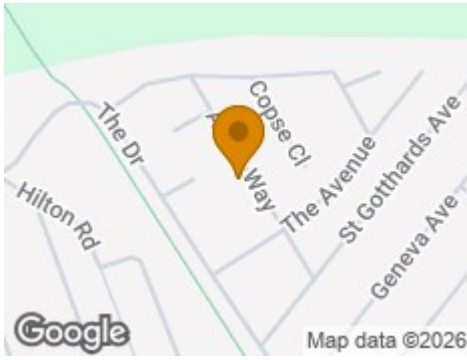
Service Charge £2586.86 PA







Road Map



Hybrid Map



Terrain Map



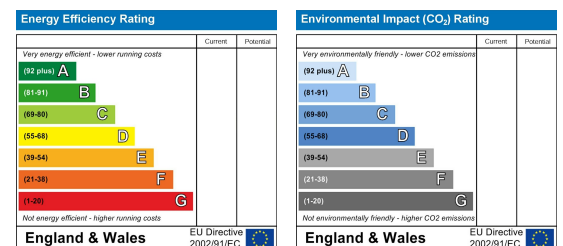
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.