

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

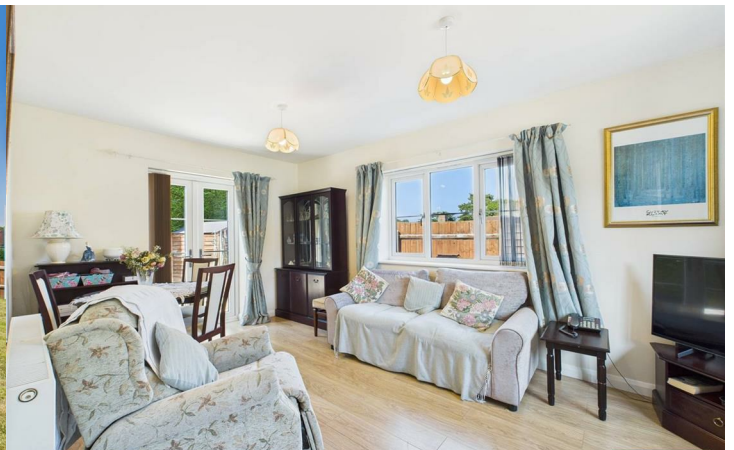
www.foxhallestateagents.co.uk



Mackenzie Drive

Kesgrave, Ipswich, IP5 1HW

Asking price £260,000



Mackenzie Drive

Kesgrave, Ipswich, IP5 1HW

Asking price £260,000



Summary Continued

The garden is totally unoverlooked from both the rear and sides, very secluded and a real suntrap in the summer months. There is also a spacious side garden which is very handy for storage of wheelie bins etc. and the front garden is a good size, which is an absolute picture of colour with established flowers and shrubs

Front Garden

There is a spacious front garden which is immaculately maintained, with outside lighting and enclosed at the front by a picket fence and the side by half height panel fencing. The garden is neatly laid to lawn with well-stocked flower and shrub borders and is a picture of colour in the summer, including red hot pokers, lavender, spirea and other established perennial plants and shrubs. There is a 1 1/2 width gravel driveway and a dropped kerb providing good off street parking. If somebody needed parking for second vehicle this could be accommodated by converting part of the front lawn to a hardstanding.

Entrance Hallway

Access from the front entrance door through to the entrance hallway, access to the loft space, a radiator and a door to a cupboard housing the Vaillant Eco Tech Plus 831 boiler, plumbing for a washing machine and fitted light.

Lounge/Diner

16'6" x 9' 11" (5.03m x 2.74m 3.35m)

Beautiful, triple aspect room with a double radiator, southerly facing windows to front and easterly facing side and double glazed which makes this an extremely pleasant, sunny room for a good part of the day, double French doors opening directly out onto the secluded garden.

Kitchen

10' x 7'4" (3.05m x 2.24m)

Well presented contemporary gloss white fronted units comprising, base drawers and cupboards, two pull out shelved storage units, an Indesit integrated oven with a warming tray beneath, Indesit hob and high level extractor hood above with stainless steel backing to the hob. Eye level cupboards, a recess space ideal for a fridge freezer, work surfaces, single sink bowl unit, radiator, recessed ceiling spotlights, with a window and a part double glazed door leading directly out into the garden.

Bedroom One

8'11" x 8'9" (2.72m x 2.67m)

Radiator, window to front and double built in wardrobe.

Bedroom Two

9'11" x 7'6" (3.02m x 2.29m)

A radiator and a window to rear which overlooks the garden.

Bathroom

7'2" x 6'1" (2.18m x 1.85m)

Corner quadrant shower cubicle which is fully tiled in the shower area, a wash hand basin and a W.C., an extractor fan, mirrored bathroom cabinets (to remain), recessed ceiling spotlights and a chrome heated towel rail.

Rear Garden

A low maintenance garden being fully paved. One of the major selling points of the bungalow is this delightful garden, completely unoverlooked from the rear and is a really sheltered and secluded suntrap especially in the mornings and afternoons. There is a small shingle area with space for rotary style washing line, hardstanding

for a shed, an outside tap and is enclosed by panel fencing on two sides and high conifer borders to the rear of the garden. This makes the garden ideal for anyone who has a dog, children or grandchildren who regularly visit as it is completely secure.

Side Garden

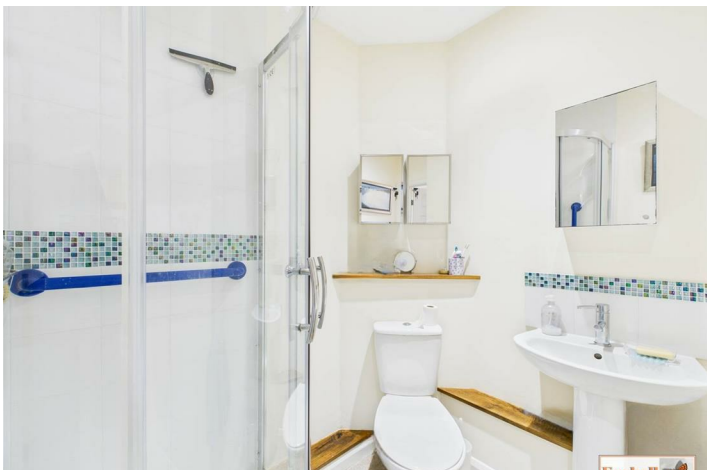
Paved, with hard standing for a second shed that has a charging point for a scooter, an ideal space to store wheelie bins out of sight, there is a wide sturdy side access gate making this ideal for anyone with a mobility scooter, motorbike or wide pushchair etc.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



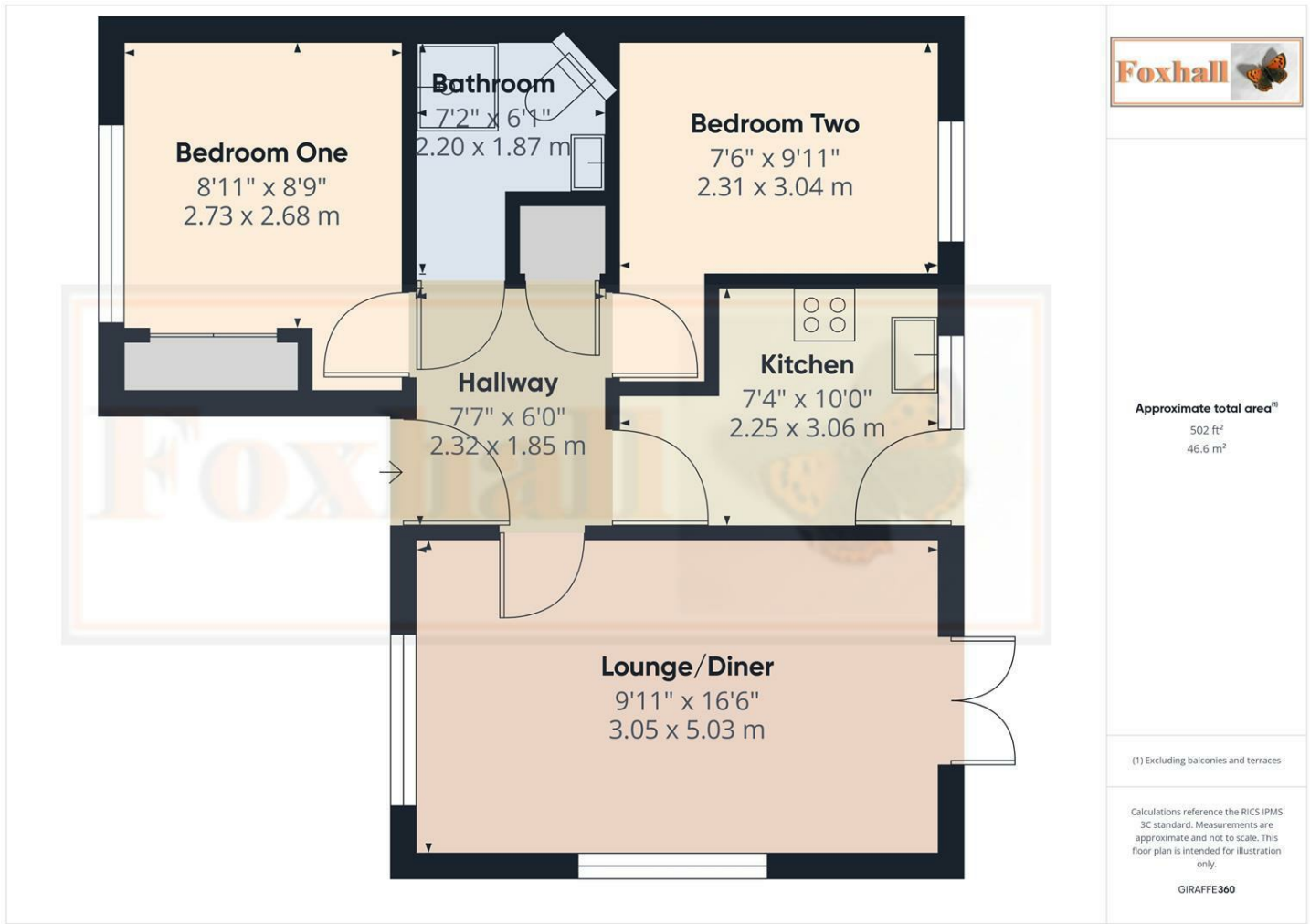
Hybrid Map



Terrain Map



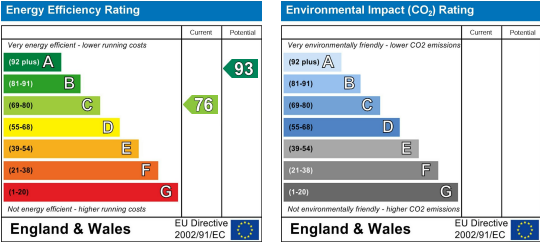
Floor Plan



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



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.