

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



Pine View Road

North West, Ipswich, IP1 4HR

Guide price £285,000



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Front Garden

Enclosed to half height fencing, the front garden is partly laid to hardstanding providing off-road parking and access to the garages. The remainder is laid to lawn with a variety of mature shrubs.

Porch

Front aspect entrance door into the porch, rear aspect door into the entrance hallway, carpeted flooring.

Entrance Hallway

Doors to the lounge, dining room, kitchen and W.C., stairs to the first floor, understairs storage cupboard, radiator and carpeted flooring.

Lounge

14'1" x 11'8" (4.29m x 3.56m)

Front aspect bay window, built-in storage cupboards and shelves, radiator, gas fire and carpeted flooring.

Dining Room

17'10" x 10'6" (5.44m x 3.20m)

Rear aspect sliding doors to the garden, radiator, gas fire and carpeted flooring.

Kitchen

15'6" x 6'8" (4.72m x 2.03m)

Base and eye-level units, rolled edge worktops, integrated stainless steel sink and drainer, space for a freestanding oven and hob, space for a washing machine, space for a fridge freezer, space for a tumble dryer, side and rear aspect windows, side aspect door into the carport and garden, radiator and lino flooring.

Cloakroom W.C.

Low-level W.C. and a side aspect window.

Landing

Doors to all bedrooms and the bathroom, over stairs storage cupboards, rear aspect window, loft access and carpeted flooring.

Bedroom One

11'8" x 10'2" (3.56m x 3.10m)

Front aspect bay window, built-in storage cupboard, radiator and carpeted flooring.

Bedroom Two

12'11" x 9'2" (3.94m x 2.79m)

Rear aspect window, built-in storage cupboard, radiator and carpeted flooring.

Bedroom Three

15'3" x 7'6" (4.65m x 2.29m)

Front and rear aspect windows, gas fire and carpeted flooring.

Bedroom Four

9'10" x 6'11" (3.00m x 2.11m)

Rear aspect window, radiator, wall mounted Vaillant boiler and carpeted flooring.

Bathroom

6'3" x 6'0" (1.91m x 1.83m)

Corner bath with stainless steel mixer taps and hand held shower attachment, low-level W.C., pedestal wash hand basin, towel rail, front aspect frosted window, tiled walls and lino flooring.

Rear Garden

Enclosed via panel fencing, mainly laid to lawn with a variety of mature trees, shrubs and flowerbeds with a greenhouse and gated rear access to Broom Hill park.

Through Garage

15'10" x 7'6" (4.85 x 2.3)

Through garage has up and over doors to the front and rear with power and light.

Carport

18'6" x 8'1" (5.65 x 2.48)

Garage

17'11" x 8'5" (5.47 x 2.58)

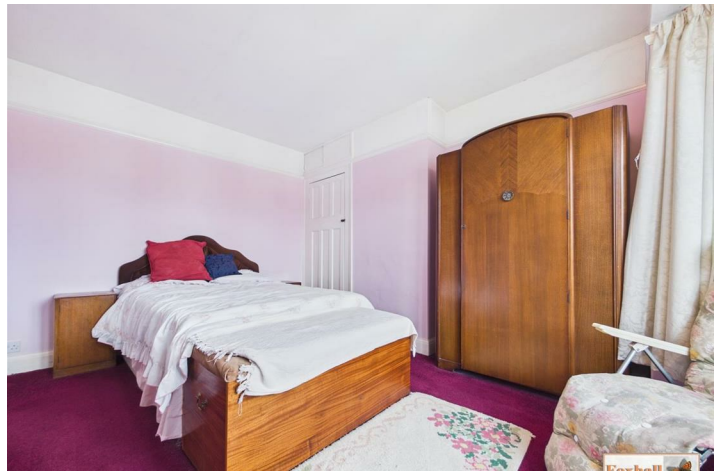
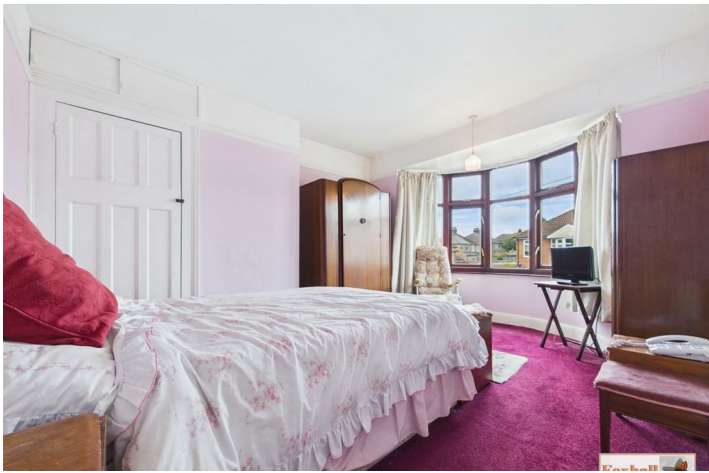
The garage has front aspect double doors and side and rear aspect windows with power and light.

Agents Notes

Tenure - Freehold

Council Tax Band - C









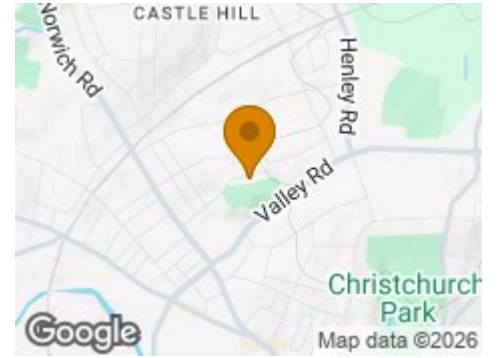
Road Map



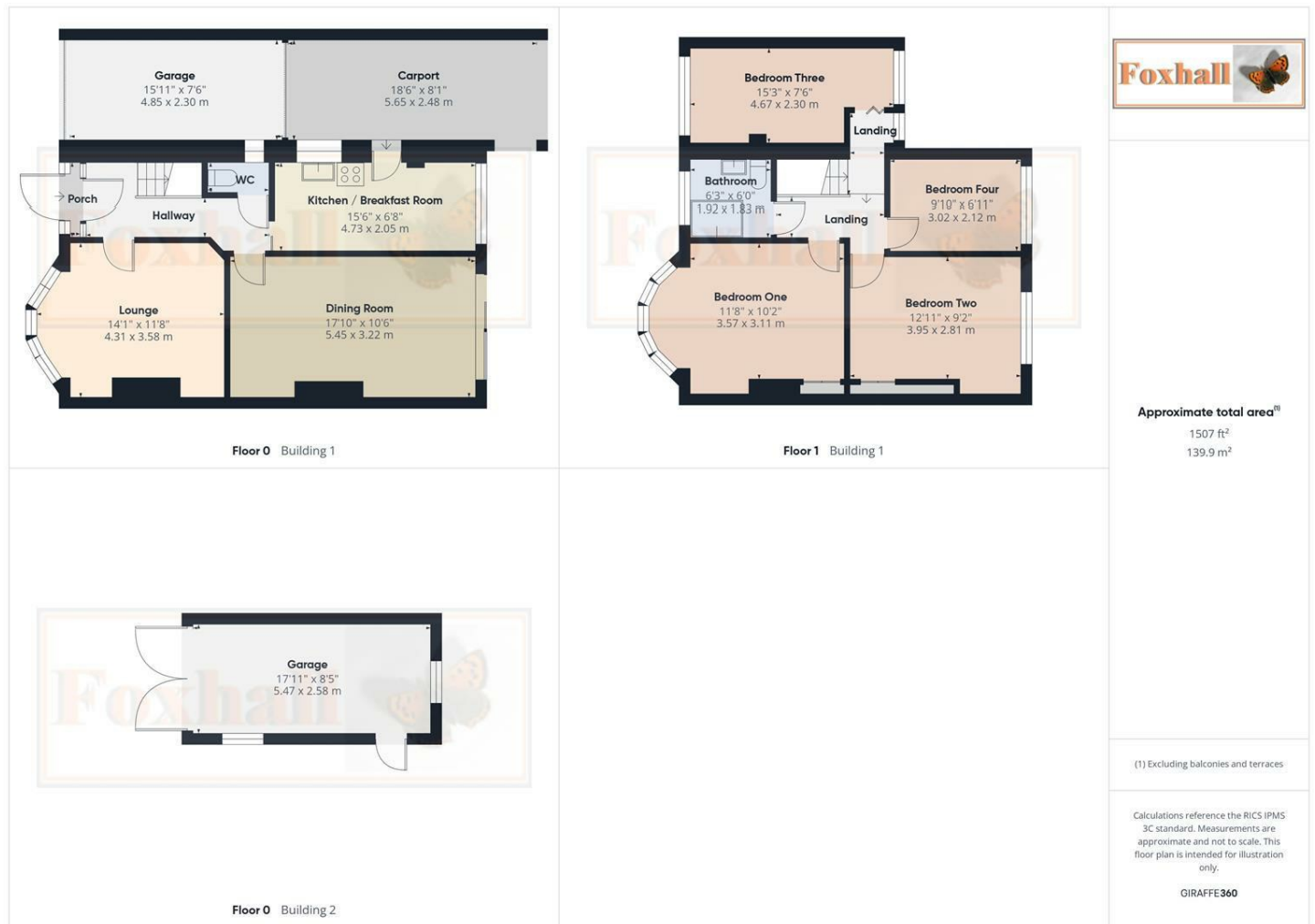
Hybrid Map



Terrain Map



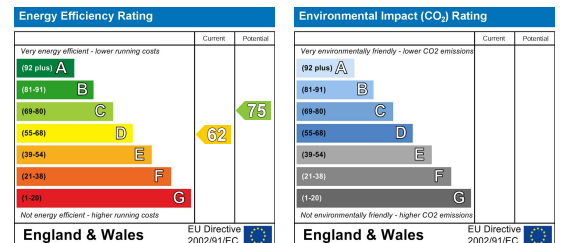
Floor Plan



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



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