

# 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



## Ballater Close

North West Ipswich, IP1 6LL

Price £280,000



2



1



1



B



# Ballater Close

North West Ipswich, IP1 6LL

Price £280,000



## Front Garden

Partly enclosed via a high brick wall with a shared access with the neighbouring semi, with access to off-road parking for four cars comfortably via a tarmac driveway, there is a gate down the left hand side of the property which leads into the rear garden, shingle borders and a small pathway to the entrance.

## Entrance Hallway

Entry via a double glazed obscure door facing the front, access to the loft, solid oak doors to a cupboard housing the Ideal Combi boiler, bathroom, bedrooms one and two and the open plan living space with underfloor heating.

## Open Plan Kitchen and Living Space

25'3" x 12'3" (7.70m x 3.73m)

Kitchen Space - Double glazed window facing the rear, spotlights, wall and base fitted units with cupboards and drawers, space for a fridge freezer, built-in oven and electric hob with a cooker hood above and a stainless steel splash-back, space and plumbing for a washing machine, plumbing for a dishwasher (white goods to stay), laminate tiled flooring with underfloor heating and the opening to the living space.

Living Space - Underfloor heating and double glazed bi-folding doors to the rear going out into the garden.

## Bedroom One

11'0" x 10'3" (3.35m x 3.12m)

Double glazed window facing the front, underfloor heating and access to the consumer unit.

## Bedroom Two

9'7" x 9'3" (2.92m x 2.82m)

Double glazed window facing the front and underfloor heating.

## Bathroom

6'11" x 6'0" (2.11m x 1.83m)

Double glazed obscure window to the side, extractor fan, spotlights, stainless steel heated towel rail, shaver point with a light fitting, panel bath with a mixer tap and a shower attachment with a separate shower over and a glass swing screen, pedestal hand wash basin with a mixer tap, low-flush W.C., fully tiled walls and lino flooring.

## Rear Garden

Fully enclosed low maintenance south westerly facing rear garden with a patio area and outside tap, mostly laid to artificial grass with a flower bed border and a mixture of mature plants and shrubs with a pathway leading round to the side of the property which gives you access to a gate taking you back to the front of the property with a bark border. The garden is fully enclosed by panel fencing and a feature brick wall.

## Agents Notes

Tenure - Freehold

Council Tax Band - B





## Road Map



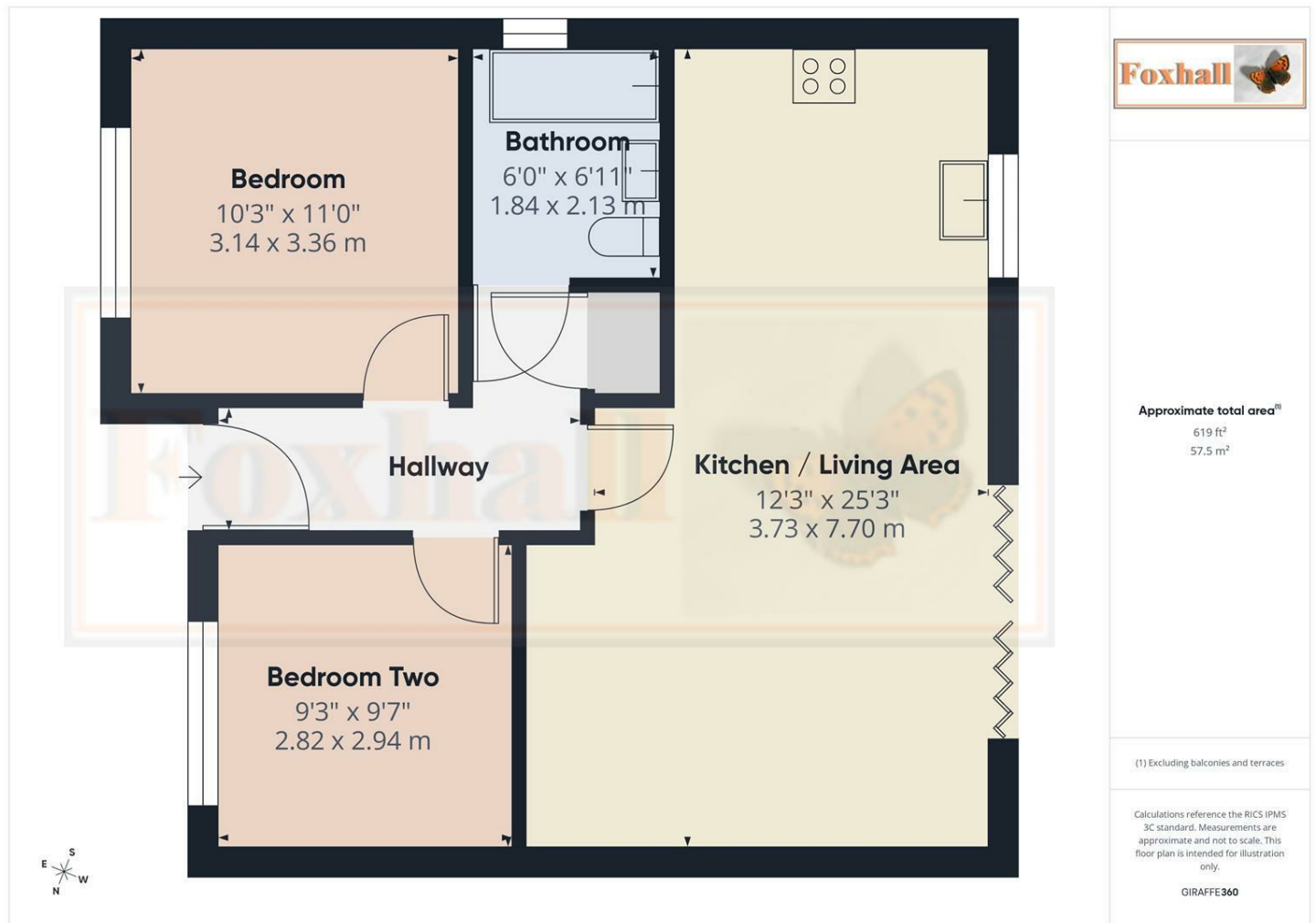
## Hybrid Map



## Terrain Map



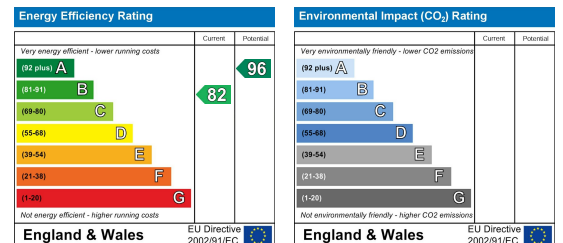
## Floor Plan



## 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



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.