

# Foxhall



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## Curtis Way

Kesgrave, Ipswich, IP5 2FF

Asking price £360,000



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### Front Garden

Open plan fire and ice with a triple length driveway at the side of the property providing parking for up to 3 carefully parked vehicles and outside lighting.

### Entrance Hallway

Stairs rising to first floor with understairs recess and feature balustrading. Double glazed front entrance door into the hallway, radiator and a spacious built-in cupboard.

### Lounge

**15'2" x 10'6" (4.62m x 3.20m)**

Window to front which is westerly facing making this a very sunny room in the afternoons. The lounge has been completely re-plastered with new carpets, radiators and open through to the kitchen/diner.

### Kitchen/ Diner

**17'3" x 8'7" (5.26m x 2.62m)**

Running the full width of the rear of the property a lovely sunny room especially in the mornings. This room benefits from a re-fitted Wickes shaker style kitchen with excellent range and selection of units comprising base drawers cupboards and eye-level units. There's an integrated double oven, glass induction hob and extractor hood above along with an integrated dishwasher, washing machine and fridge freezer. There is a 1 1/2 bowl sink unit with window overlooking the garden, tiling with ample work surfaces and new flooring. In the dining area there are double glazed French doors opening out onto the rear garden.

### Downstairs Cloakroom

W.C., wash basin, radiator and window to side.

### First Floor Landing

Stairs rising to first floor and a radiator.

### Bedroom One

**16'8" x 9'3" (5.08m x 2.82m)**

Radiator, window to front, door to the en-suite shower room and very spacious double built-in wardrobes.

### En-Suite

**6'3" x 5'9" (1.91m x 1.75m)**

Comprising fully tiled shower enclosure, W.C., wash basin, heated towel rail and a window to front.

### Bedroom Three

**12'9" x 10'8" (3.89m x 3.25m)**

Two radiators, window to front and access to the loft space.

### Bedroom Four

**9'3" x 9'0" (2.82m x 2.74m)**

Radiator, window to rear, built in wardrobe.

### Family Bathroom

**7'8" x 5'8" (2.34m x 1.73m)**

Modern suite comprising P shaped bath, fully tiled walls in bath/shower area, wash basin, W.C., tiled flooring, chrome heated towel rail.

### Bedroom Two

**15'2" x 10'8" (4.62m x 3.25m)**

Large bedroom running the full depths of the property accessed from a small landing area with radiator, window to front in dorma recess, built-in wardrobes with a large walk-in dressing cupboard.

### Rear Garden

Easterly facing which is a suntrap especially in the morning ideal for sitting out having alfresco breakfast or a mid morning cuppa. The garden is fully enclosed by panel fencing making it ideal for anyone with children or dogs and it's sturdy concrete post and rail. The garden commences with a patio area, a fire and ice gravel area

and is low maintenance, largely laid to lawn, path leading to a personal door of the garage and a shrub border plus two young trees at the rear and a sturdy side access gate and fencing.

## Garage

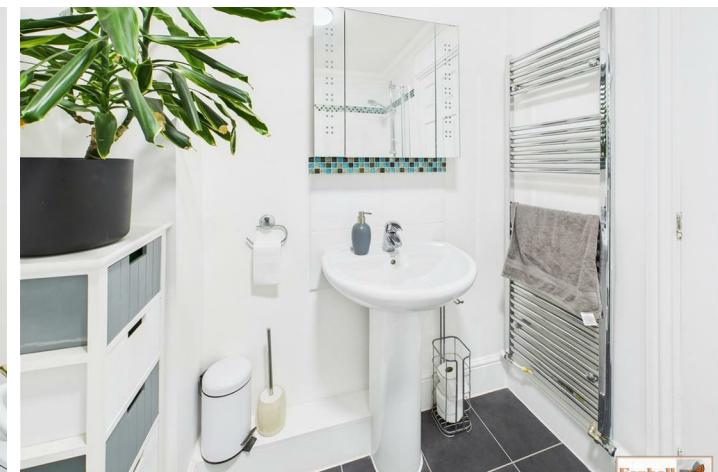
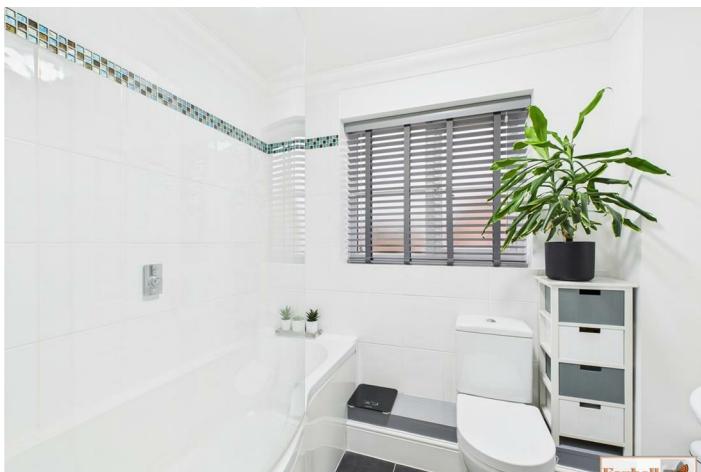
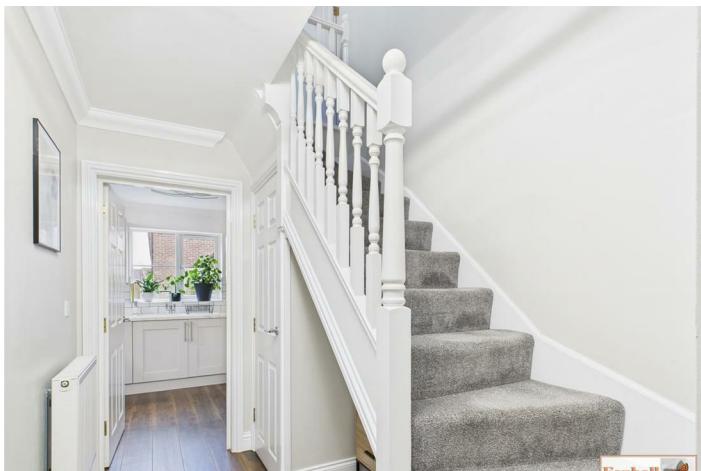
With an up and over door it is supplied with power and light and a personal door to the side. The garage has been boarded to create an extremely spacious loft space.

## Agents Notes

Tenure - Freehold

Council Tax Band - D







## Road Map



## Hybrid Map



## Terrain Map



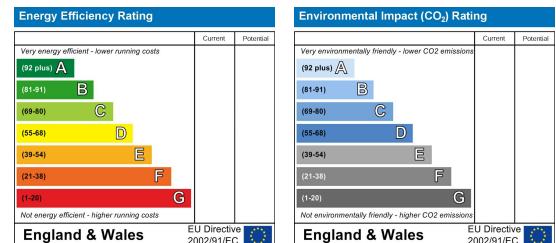
## Floor Plan



## 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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