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



Kirby Street

East Ipswich Ipswich, IP4 4PZ

Offers over £230,000

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Front Garden
Block paved driveway for one car leading to the porch. Access to the rear via passageway and pedestrian gate.

Entrance Porch
Comprising of UPVC and double glazed door to front and double glazed windows to side and tiled flooring.

Open Plan Lounge / Diner
24'3" x 12'1" (7.39m x 3.68m)
UPVC and double glazed entrance door to the front, double glazed window to the front, laminate flooring, radiator, telephone and aerial points and through to the dining area with stairs up to the first floor, open through to the kitchen, double glazed window to the rear, radiator and spotlights.

Kitchen
12'4" x 5'6" (3.76m x 1.68m)
Comprising of a modern suite with cupboards and drawers under, solid wooden worksurfaces over, SMEG double oven, Beko induction hob with glass splash-back and stainless steel extractor over, integrated washing machine, stainless steel sink with mixer tap over, integrated fridge and freezer, wall mounted cupboard housing the Vaillant boiler which is only three years old and regularly serviced, radiator, double glazed window to the side, two double glazed roof windows and through to the rear lobby.

Rear Lobby
Door to the bathroom, obscured double glazed and UPVC pedestrian door out into the rear garden, spotlights and a radiator.

Bathroom
8'0" x 5'9" (2.44m x 1.75m)
Panelled bath with a mixer tap and a Triton Enrich electric shower over, vanity wash hand basin, low-flush W.C., mermaid backing board, laminate flooring, heated towel rail, spotlights, obscure double glazed window to the rear and a bi-fold door.

Landing
Doors to bedrooms one, two and a step up to bedroom three and four/study, carpet flooring, access to the loft and the fuse board and spotlights.

Bedroom One
12'3" x 11'11" (3.73m x 3.63m)
Double glazed window to the front, carpet flooring, spotlights and a radiator.

Bedroom Two
12'0" x 9'4" (3.66m x 2.84m)
Double glazed window to the rear, carpet flooring, spotlights, radiator and airing cupboard over the stairs.

Bedroom Three
11'5" x 6'9" (3.48m x 2.06m)
Double glazed window to the front, radiator, carpet flooring and spotlights.

Bedroom Four/Study
12'0" x 6'11" (3.66m x 2.11m)
Double glazed window at the rear, carpet flooring, radiator, spotlights and sliding door into bedroom three.

Rear Garden
Pedestrian gate through to the front of the property, small step up into the rear garden, small gate, hexagonal stone patio, large garden enclosed by fence and brick wall, mainly laid to lawn with some mature trees.

Agents Notes
Tenure - Freehold
Council Tax Band - B

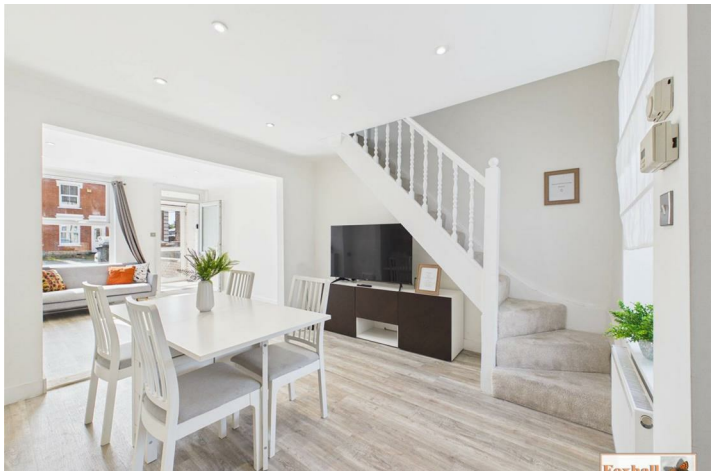




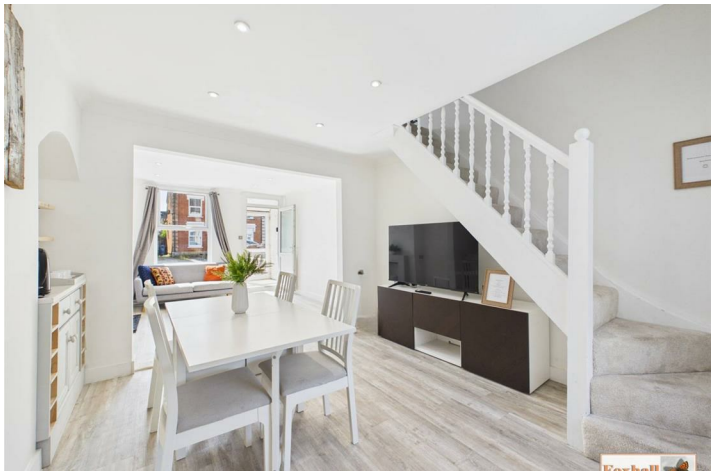






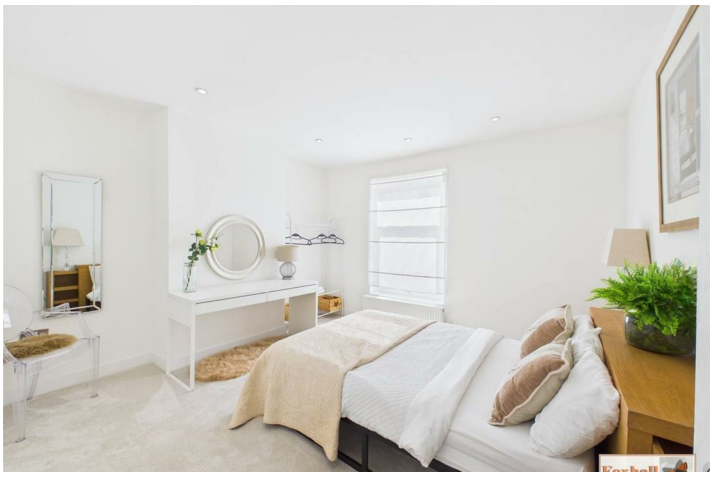




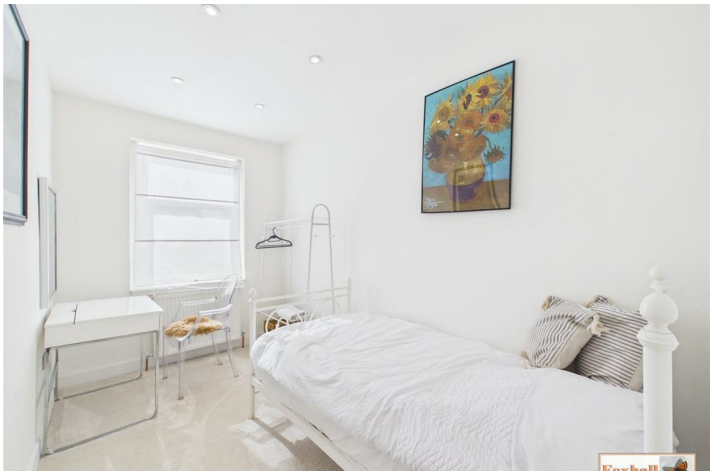






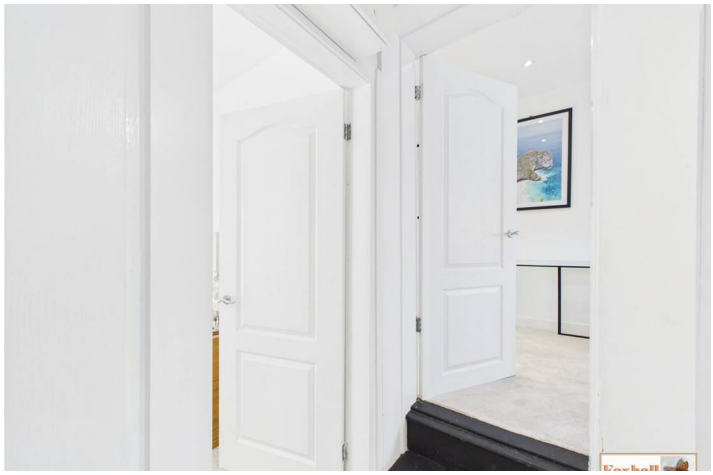





















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Road Map



Hybrid Map



Terrain Map



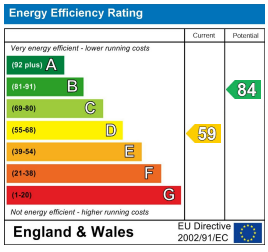
Floor Plan

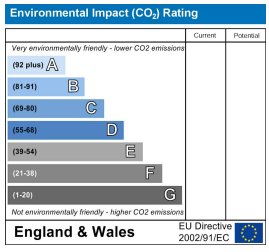


Viewing

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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