

# Foxhall



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## Hazel Drive

Purdis Farm, Ipswich, IP3 8RF

Guide price £350,000



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### Front Garden

Driveway leading to the garage and front door, mature hedging and a lawn area and a side gate to the rear garden.

### Porch

UPVC and glazed door into the porch, inset carpet mat, radiator, light, coving and door to the lounge.

### Lounge

16'3" x 12'4" (4.95m x 3.76m)

Double glazed square bay window with fitted blinds, carpet flooring, coving, stairs up to the first floor, double doors into the dining room and radiator, coving, feature fireplace with open fire surround, marble hearth and backing, wooden plinth and a phone and aerial point.

### Dining Room

9'1" x 9'0" (2.77m x 2.74m)

Vinyl floor and archway through into the kitchen, double glazed patio doors to the rear, radiator and coving.

### Kitchen

11'1" x 7'9" (3.38m x 2.36m)

Comprising wall and base fitted units with cupboards and drawers under, worksurfaces over, space for a dishwasher, space for a washing machine, inset Bosch oven with a stainless steel gas NEFF four ring hob over and also a stainless steel extractor over, splash-back tiling, double glazed window to the rear as well as a pedestrian UPVC double glazed door to the rear, vinyl flooring, archway through to the W.C., radiator, space for a full height fridge freezer, brushed stainless steel plug sockets.

### W.C.

Low-flush W.C., wash hand basin, splash-back tiling, vinyl flooring, radiator and a double glazed window to the side with a roller blind.

### Landing

Doors to bedrooms one, two and three and the bathroom, door to an airing cupboard that houses a tank and shelving in there, loft access, radiator, carpet

flooring and a double glazed window to the side with fitted blinds.

### Bedroom One

14'3" x 9'4" (4.34m x 2.84m)

Double glazed window to the rear with fitted blinds, quadruple fitted mirror fronted wardrobes, radiator, carpet flooring, door to en-suite and an aerial point.

### En-Suite

5'10" x 5'2" (1.78m x 1.57m)

Shower with both hand held and rainfall shower attachment, extractor fan, low-flush W.C., pedestal wash hand basin, heated towel rail, obscure double glazed window to the rear with fitted roller blind, spotlights, tiled flooring and tiled splash-back.

### Bedroom Two

14'3" x 9'8" (4.34m x 2.95m)

Double glazed square bay window to the front with fitted blinds, radiator, aerial point, carpet flooring and a double built-in wardrobe.

### Bedroom Three

8'6" x 8'0" (2.59m x 2.44m)

Two double glazed windows to the front with fitted blinds, radiator, carpet flooring, aerial point and a single built-in wardrobe.

### Family Bathroom

5'11" x 5'9" (1.80m x 1.75m)

Low-flush W.C., pedestal wash hand basin, panelled bath with a shower over, extractor fan, spotlights, tiled walls and tiled splash-backs, tiled floor, obscure double glazed window to the side, spotlights and heated towel rail.

### Rear Garden

32'9" x 27'2" (10 x 8.3)

Fully enclosed rear garden secluded and un-overlooked, large patio area suitable for alfresco dining with the perimeter of a low brick wall, step to the lawned area, fully enclosed on three sides by lovely mature planting, shrubs and trees, an outside tap and a wood bark area

with access to the side and the front via a pedestrian gate. There is a pedestrian walkway down one side of the property with a gate at the end and down the other side of the property is suitable for bin storage, etc.

### Garage

Manual up and over door with power and lighting and also where the Main boiler is which was installed in May 2025.

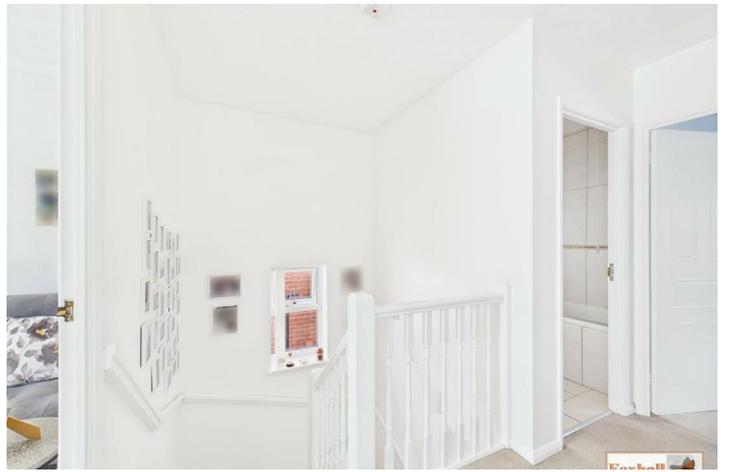
### Agents Notes

Tenure - Freehold

Council Tax Band - D







## Road Map



## Hybrid Map



## Terrain Map



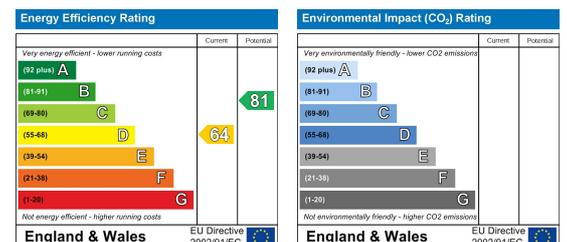
## Floor Plan



## 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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