

# Foxhall



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## Howards Way

Kesgrave, Ipswich, IP5 2XN

Asking price £250,000



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## Front Garden

Driveway providing off-road parking and in turn leading to double gates which give access to the carport. There is also gated access to the rear garden. The remainder of the garden there is pathway up to the entrance door with the remainder being laid to gravel chips and shrubs and outside tap.

## Entrance Hallway

Access via UPVC glazed entrance door, carpeted flooring, textured ceiling, radiator storage cupboard, airing cupboard, loft access with retractable ladder, part boarded with lighting. and doors giving access to.

## Lounge

16'2" x 9'6" (4.93m x 2.90m)

UPVC double glazed door giving access to the rear garden, UPVC double glazed full length window overlooking the garden, radiator, textured ceiling, carpeted flooring and feature fireplace surround with electric flame effect fire inset.

## Kitchen

9'6" x 8'10" (2.90m x 2.69m)

Double glazed window to front, space for fridge freezer, space and plumbing for washing machine, built-in oven built-in, built-in hob with filter hood over, single drainer stainless steel sink inset in a roll-edge worksurface with cupboards and drawers under and matching above, radiator, vinyl tile flooring, tiled splash-back, texture ceiling and wall mounted Glow worm boiler.

## Bedroom One

11'0" x 8'3" (3.35m x 2.51m)

Double glaze window to rear, radiator, textured ceiling and carpeted flooring.

## Bedroom Two

7'11" x 7'3" (2.41m x 2.21m)

Double glazed window to front, radiator, textured ceiling and carpeted flooring.

## Shower Room

7'11" x 6'3" (2.41m x 1.91m)

Double glazed window to side, walk-in double shower cubicle with independent shower over with rainfall showerhead, textured ceiling with extract fan, low-level W.C., chrome heated towel rail, pedestal wash hand basin with a mixer tap and wood effect vinyl flooring.

## Rear Garden

The rear garden commences with a pave patio area with a remainder laid to lawn with mature trees and shrubs and a pond.

## Agents Notes

Tenure - Freehold  
Council Tax Band - B





## Road Map



## Hybrid Map



## Terrain Map



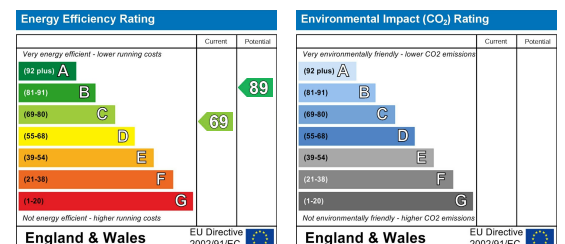
## Floor Plan



## 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



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