

Foxhall



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Old Rectory Close

Barham, Ipswich, IP6 0PY

Price £360,000



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Front Garden

Off road parking comfortably for one car via a hardstanding concrete driveway, large lawn area with a mixture of trees and shrubs, access to the garage, an outside tap and a pathway on the right side of the property that leads back to the rear garden.

Entrance Hallway

Entry via a double glazed obscure door facing the front with double glazed obscure windows either side, radiator, wood flooring, coving, access to the stairs and an understairs storage cupboard, doors leading to the kitchen / breakfast room, cloakroom and lounge / dining room.

Cloakroom W.C.

Low flush W.C., wall mounted wash basin with hot and cold taps, radiator, extractor fan and lino flooring.

Lounge / Diner

16'2" x 19'1" (4.93 x 5.82)

Double glazed window facing the rear and a double glazed window facing the side, double glazed sliding patio doors going out to the conservatory, coving, three radiators, feature fireplace with a stone base and surround with a wooden mantle.

Kitchen / Breakfast Room

10'5" x 11'7" (3.18 x 3.54)

Wall and base fitted units with cupboards and drawers, double glazed window to the front, double glazed door to the side leading onto the garden, spotlights, coving, 1 1/2 stainless steel sink bowl and drainer unit, space for a fridge-freezer, space for an oven with cooker hood above, integrated dishwasher, breakfast bar that sits three comfortably, spotlight lighting inside units, tiled flooring

and splash-back, plenty of storage and a cupboard housing a Worcester combi-boiler.

Conservatory

9'7" x 11'1" (2.94 x 3.39)

Double glazed windows to the side and rear, laminate flooring, double glazed French style doors going out to the garden, power and lighting with a door leading to the office / third reception room.

Office / Third Reception Room

16'4" x 7'6" (4.99 x 2.29)

Double glazed window facing the rear, spotlights, coving, plenty of power sockets which is perfect use for an office space and a door leading to the garage.

Landing

Double glazed window to the side, access to the loft and doors to bedroom one, two, three and the bathroom.

Bedroom One

13'3" x 9'11" (4.04 x 3.03)

Double glazed window to the rear, built-in wardrobes and drawers and a radiator.

Bedroom Two

13'6" x 9'11" (4.13 x 3.04)

Double glazed window to the front and a radiator.

Bedroom Three

9'5" x 8'10" (2.89 x 2.70)

Double glazed window to the rear and a radiator.

Bathroom

9'9" x 5'3" (2.97m x 1.60m)

Double glazed obscure window to the front, panel bath with a mixer tap and shower over with a glass swing

screen, vanity wash hand basin, low-flush W.C., coving, radiator, airing cupboard, tiled splash-back and lino flooring.

Garage

16'8" x 8'2" (5.09 x 2.51)

Manual up and over door, power, lighting and a work surface which is currently being used as a utility space with plumbing for a washing machine and space for a tumble dryer.

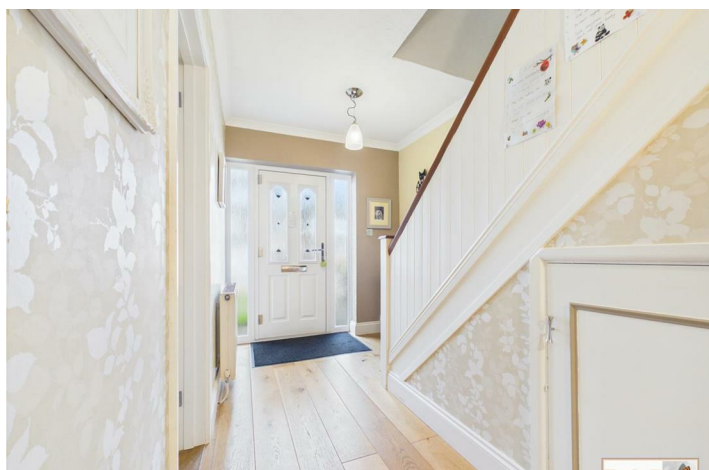
Rear Garden

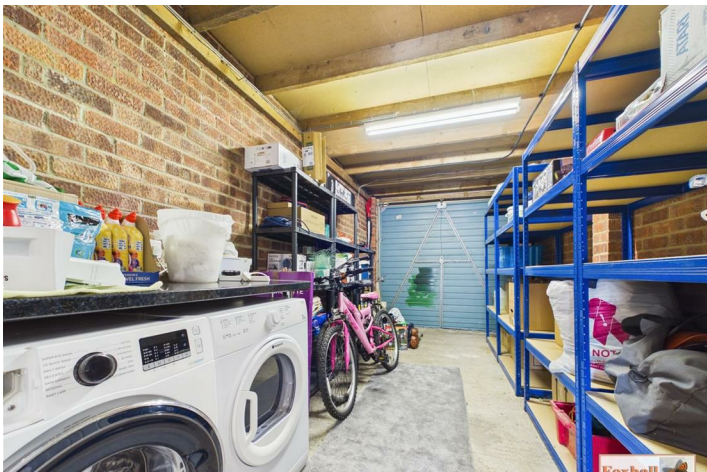
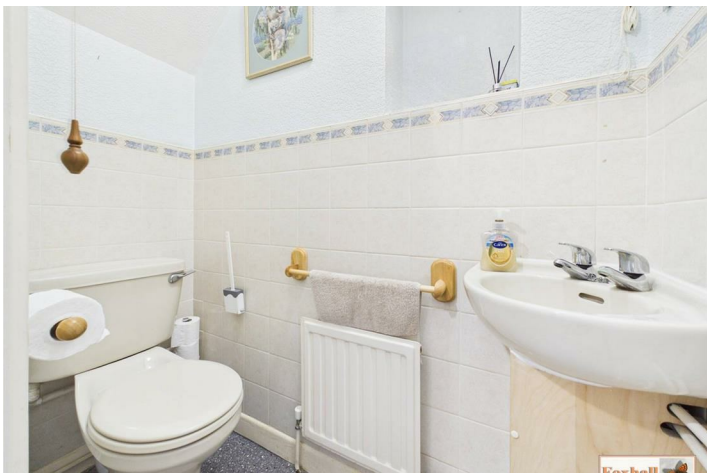
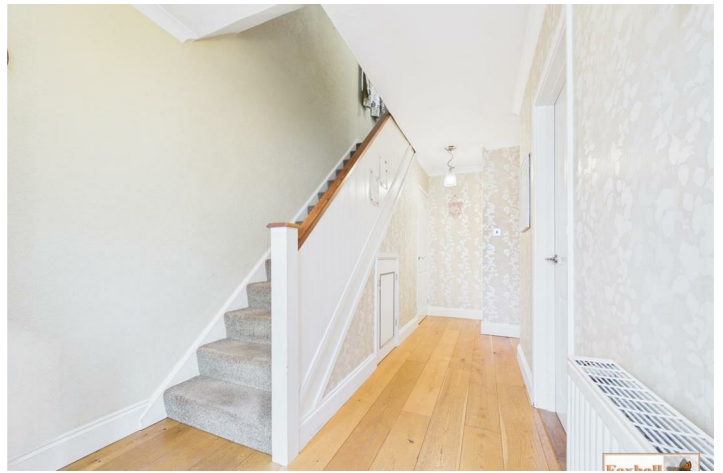
Fully enclosed south easterly facing rear garden enclosed via panel fencing. mainly laid to lawn, a small patio area, a mixture of mature trees and plants, a small pond towards the left-hand side rear of the garden, large side passage with flower borders leading to a gate which takes you to the front garden and a large shingle and stoned area with a pergola with access to a summer house.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



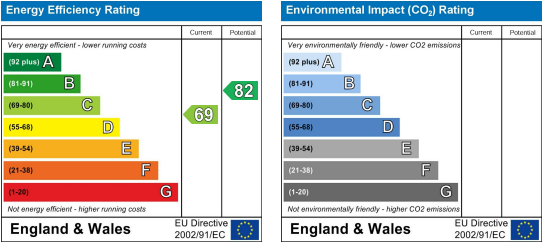
Floor Plan



Viewing

Please contact us on 01449 553 955 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 firms employment has the authority to make or give any representation or warranty in respect of the property.