

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 613296

www.foxhallestateagents.co.uk



Whitby Road

East Ipswich, IP4 4AE

Asking price £270,000



Whitby Road

East Ipswich, IP4 4AE

Asking price £270,000



Front Garden

Off road parking for two cars via hard standing concrete accessible via a drop down kerb, with a shingle border with shrubs, there is a pathway leading to the front door, which is accessible via a storm porch with tiled walls and tiled flooring and a gate accessing the rear garden.

Entrance Hall

UPVC door to the side giving access into the entrance hall, which gives you access to the stairs to the first floor, door to the lounge, door to the kitchen and dining room/second reception room.

Lounge

11'10" x 10'6" (3.63 x 3.21m)

Double glazed bay window facing the front, radiator and feature fireplace.

Kitchen

11'7" x 8'1" (3.54 x 2.47m)

Two double glazed window facing the side, UPVC obscure double glazed door going out to the side passage, radiator, wall and base fitted units with cupboards and drawers providing plenty of storage space, 1 1/2 sink bowl and drainer unit with a mixer tap, plumbing for a washing machine and slimline dishwasher, space for a fridge freezer, space for a freestanding cooker with a cooker hood above. Regularly serviced wall mounted Baxi platinum boiler about 14 years old. Wall mounted extractor fan. The splash-back and walls are mainly made up of splash-back boarding providing an easy to maintain finish.

Dining Room

11'11" x 9'3" (3.64 x 2.82m)

Double glazed French style doors leading to the rear

garden with a double glazed window above, laminate flooring and a radiator.

Landing

Access to a storage cupboard with light and power point, a second large storage cupboard with shelves ideal for storing linen. Doors to bedroom one, two, three and the bathroom.

Bedroom One

11'11" x 9'4" (3.64 x 2.85)

Double glazed window facing the front and a radiator

Bedroom Two

11'7" x 10'5" (3.55 x 3.20m)

Double glazed window facing the rear and a radiator.

Bedroom Three

8'8" x 8'0" (2.65 x 2.44m)

Double glazed window facing the side and a radiator

Bathroom

Two obscured double glazed windows facing the side, panel bath with a mixer tap and shower attachment over with a sliding shower curtain, pedestal wash hand basin with hot and cold taps, low-flush W.C., wall light and heater, new extractor fan, new vinyl flooring with the walls mainly made up of tiles and splash-back boarding. There is access to the insulated loft which is part boarded and has a light.

Rear Garden

South facing fully enclosed rear garden that includes a detached garage accessible via Brunswick Road and side door to garden. This un-overlooked rear garden also offers a large patio and pathway area mainly laid to lawn with a flower bed border, outside tap and access

down the side to the front of the property via a gate. PIR Lighting is to the Patio area and also the path to the front door and new fence panels to the rear. The garden also includes a covered area ideal for dry storage, such as children's toys or garden furniture.

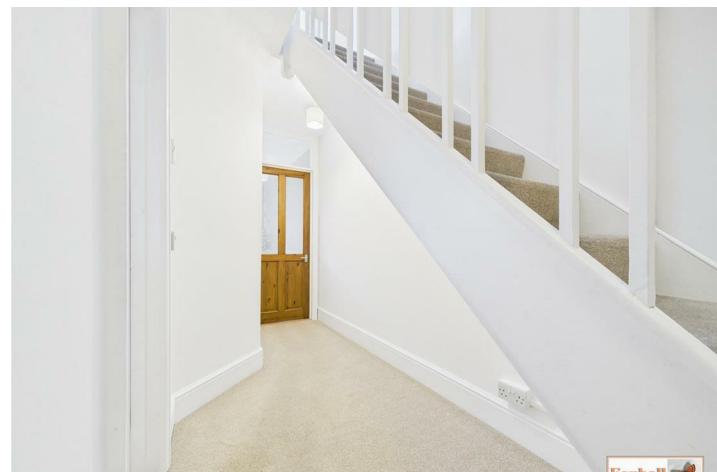
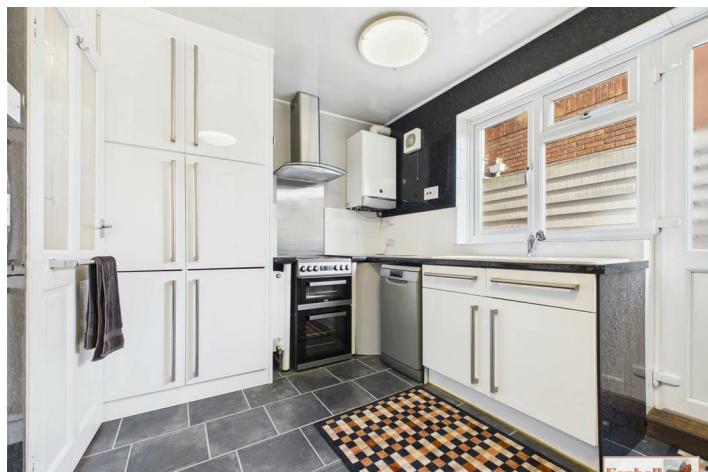
Garage

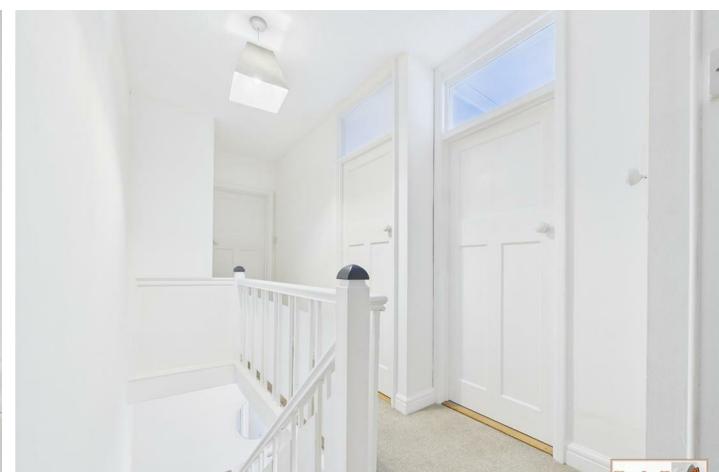
Garage to the rear of the garden accessible via Brunswick road, a manual up and over door, power and lighting and a side door for access.

Agents Notes

Tenure - Freehold

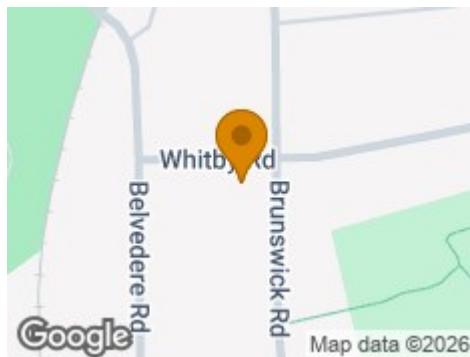
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



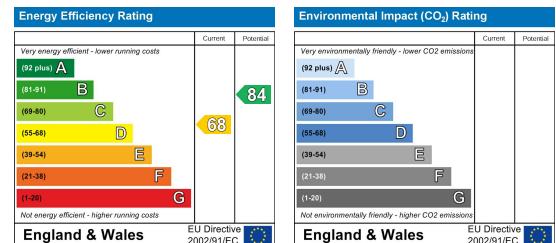
Floor Plan



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



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.