

# Foxhall



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## Foxhall Road

East Ipswich, IP3 8LW

Offers in excess of £500,000



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#### Front Garden

Block paved driveway for multiple vehicles, front aspect UPVC door into the entrance porch, front aspect UPVC double glazed door into office/playroom and gated side access round to the back of the property.

#### Entrance Porch

Side aspect storage cupboard, tiled flooring and front aspect door into the entrance hallway.

#### Entrance Hallway

Doors to the kitchen / diner, lounge, utility room and shower room, stairs to the first floor, radiator and laminate flooring.

#### Kitchen

14'9" x 9'4" (4.5 x 2.85)

Base and eye level units, Quartz Granite style worktops and tiled splashbacks. Space for a rangemaster style oven and hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated microwave, integrated sink and drainer. Breakfast bar with feature lighting over. Side aspect double glazed UPVC door into the garden and side aspect double glazed window.

#### Living / Dining Area

25'7" x 9'6" (7.82 x 2.92)

Rear aspect full width 6m double glazed bi-fold doors onto the garden, roof lantern, underfloor heating throughout extension, side aspect door into the additional reception room and open through to the living area.

#### Living Area

14'8" x 12'5" (4.49 x 3.80)

Solid marble feature fireplace, understairs storage cupboard, upright radiator and laminate flooring.

#### Reception Two / Fifth Bedroom

14'5" x 11'11" (4.41 x 3.65)

Front aspect double glazed window, solid marble feature fireplace, upright radiator and wooden flooring. Currently being used as a fifth bedroom due to ideal layout.

#### Shower Room

Corner shower unit with Triton electric shower unit and tiled walls, low level W.C., hand wash basin into vanity unit, heated towel rail, side aspect double glazed window and tiled flooring.

#### Utility Room

Base and eye level units, rolled edge work tops and tiled splashbacks, space and plumbing for a washing machine, radiator, front and side aspect double glazed windows and tiled flooring.

#### Playroom / Office / Kitchenette

33'5" x 8'0" (10.21 x 2.45)

The playroom/office comprises of a front aspect UPVC double glazed door, front aspect double glazed window, radiator and laminate flooring.

The kitchenette area comprises of base and eye level units with square edge worktops and tiled splashbacks, there is an integrated fridge and integrated stainless steel sink.

#### Shower Room

Low level W.C. into vanity, hand wash basin into vanity unit, shower tray and plumbing (no shower currently fitted), heated towel rail, rear aspect double glazed window, part tiled walls and tiled flooring.

#### Landing

Rear aspect double glazed window, doors to all bedrooms and the bathroom, loft access and carpet flooring.

#### Bedroom One

17'1" x 10'9" (5.21 x 3.29)

Front and side aspect double glazed windows, built in Slide robes, radiator and carpet flooring.

#### Bedroom Two

12'7" x 11'6" (3.84 x 3.51)

Front aspect double glazed window, radiator, carpeted flooring and door to the en-suite.

### **En-Suite**

Corner shower unit with electric shower, low level W.C., hand wash basin into vanity unit, part tiled walls and tiled flooring.

### **Bedroom Three**

**12'2" x 9'11" (3.73 x 3.03)**

Rear aspect double glazed window, radiator and carpet flooring.

### **Bedroom Four**

**9'3" x 7'3" (2.83 x 2.21)**

Rear aspect double glazed window, radiator and carpet flooring.

### **Bathroom**

P shaped bath with electric shower and curved glass shower screen, low level W.C., hand wash basin into vanity unit, built in storage cupboard with counter tops, heated towel rail, two side aspect frosted double glazed windows, part tiled walls and tiled flooring.

### **Rear Garden**

The rear garden is mainly laid to lawn with a sandstone patio directly to the rear of the property and a selection of mature trees, shrubs and flower bed borders. At the rear of the garden there is a large brick built garden room with power and double glazed bi-fold doors. There is also a decking area with pergola above, this contains the gated sunken swimming pool and is fenced off from the remainder of the garden for safety. To the side of the garden there is another covered decked area housing a hot tub and seating area. There is a further large wooden shed and gated side access round to the front of the property.

### **Garden Room**

**18'9" x 18'2" (5.73 x 5.56)**

Brick built, the garden room has power and double glazed bi-fold doors to the front.

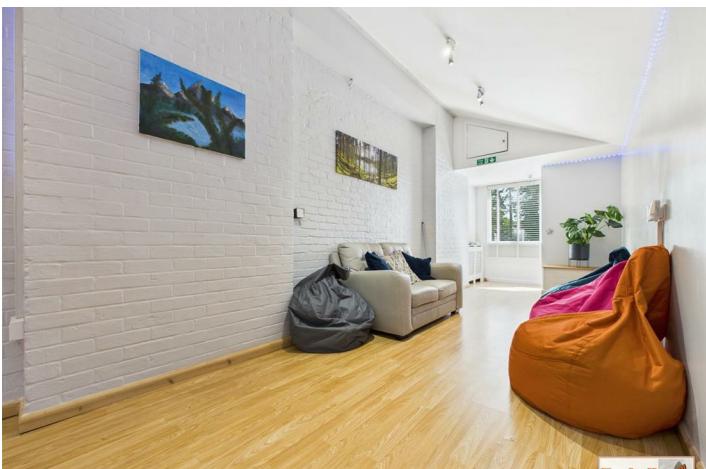
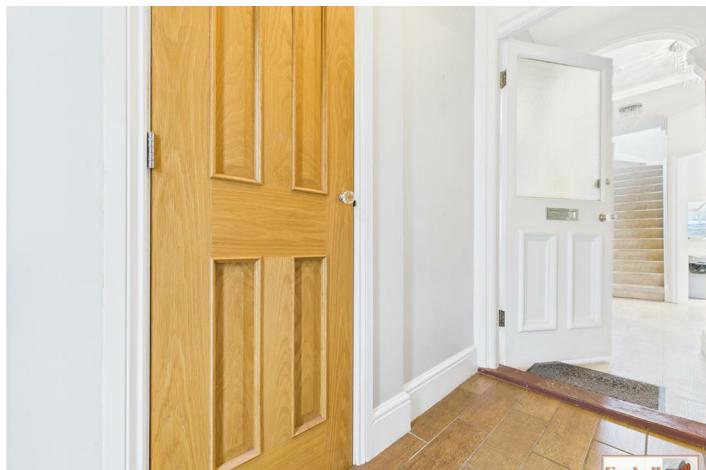
### **Agents Notes**

Tenure - Freehold

Council Tax Band - E



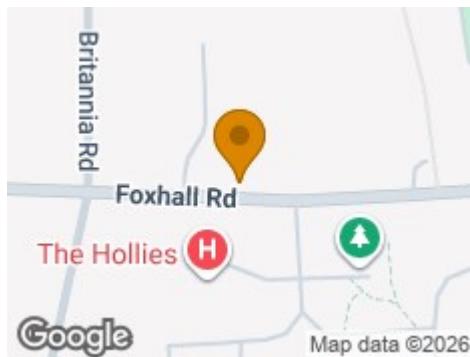








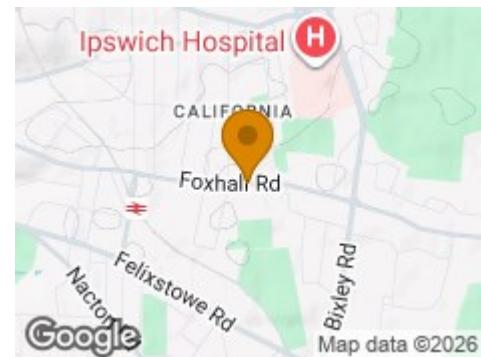
## Road Map



## Hybrid Map



## Terrain Map



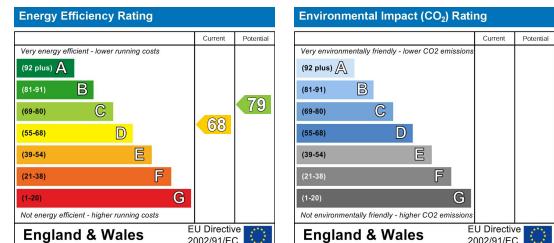
## Floor Plan



## 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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