

Foxhall



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Rowarth Avenue

Kesgrave, Ipswich, IP5 2FL

Asking price £415,000



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Front Garden

The front garden is mainly laid to block paved driveway providing off-road parking for multiple vehicles, area of lawn and two flowerbeds, front aspect door into the entrance hallway.

Entrance Hallway

Side aspect door to the W.C., rear aspect door to the lounge and laminate flooring.

Lounge

15'10" x 9'4" (4.84 x 2.87)

Front aspect UPVC double glazed bay windows, two radiators, carpet flooring, open through to the dining area and rear aspect door to the kitchen.

Dining Area

9'8" x 9'6" (2.96 x 2.91)

Rear double glazed French doors into the garden, radiator and wooden flooring.

Kitchen

15'1" x 9'7" (4.62 x 2.93)

Base and eye-level units, square edge wooden worktops with single sink bowl unit with a mixer tap, integrated NEFF electric oven and grill, integrated NEFF hob with extractor over, space for an American style fridge freezer, space for a washing machine, space for a tumble dryer, rear and side aspect double glazed windows, rear aspect UPVC double glazed door into the garden and a front aspect door into the garage.

W.C.

5'6" x 2'9" (1.69 x 0.84)

Low-level W.C., wall mounted hand wash basin with a mixer tap, radiator, half-tiled walls, radiator and laminate flooring.

Landing

Doors to all bedrooms and the bathroom, loft access, airing cupboard, front aspect double glazed window and carpet flooring.

Bedroom One

13'9" x 12'7" (4.20 x 3.84)

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

En-Suite

5'1" x 5'0" (1.57 x 1.54)

Corner shower, low-level W.C., hand wash basin into vanity unit, side aspect double glazed frosted window, tiled walls and tiled flooring.

Bedroom Two

12'5" x 8'9" (3.81 x 2.67)

Front aspect double glazed window, radiator and carpet flooring.

Bedroom Three

10'9" x 9'6" (3.29 x 2.91)

Rear aspect double glazed window, radiator and carpet flooring.

Bedroom Four

8'7" x 8'6" (2.64 x 2.61)

Rear aspect double glazed window, radiator and carpet flooring.

Bathroom

6'6" x 6'6" (2.00 x 2.00)

Panel bath with stainless steel mixer taps and shower attachment over, hand wash basin and W.C. into vanity unit, tiled walls, tiled flooring and rear aspect frosted double glazed window.

Rear Garden

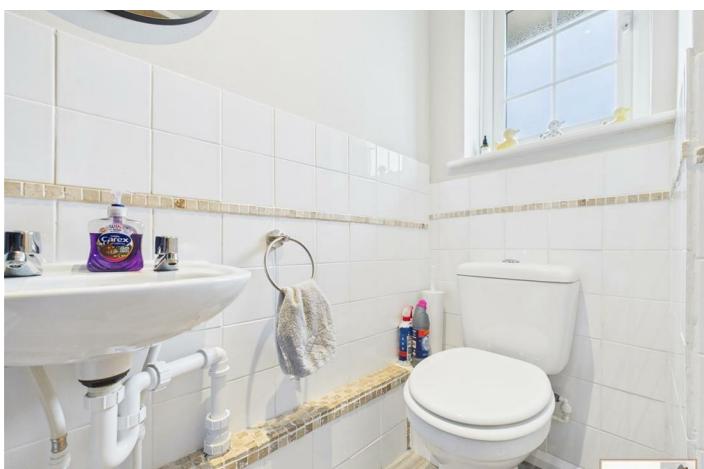
Enclosed by panel fencing, mainly laid to lawn with presscrete patio and path and gated side access.

Agents Notes

Tenure - Freehold

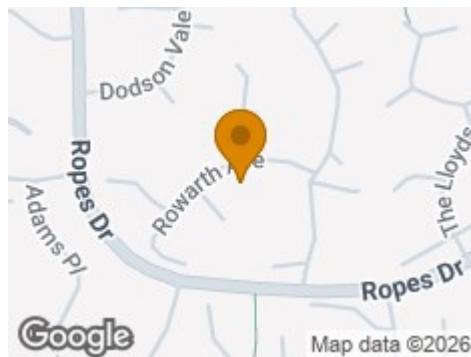
Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



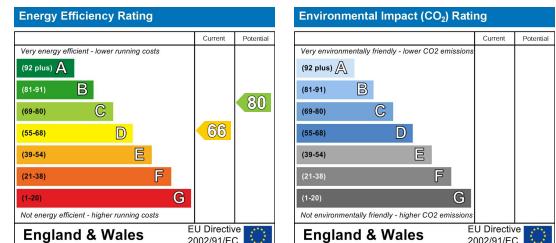
Floor Plan



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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