

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Ernleigh Road

East Ipswich, IP4 5LU

Guide price £330,000



3



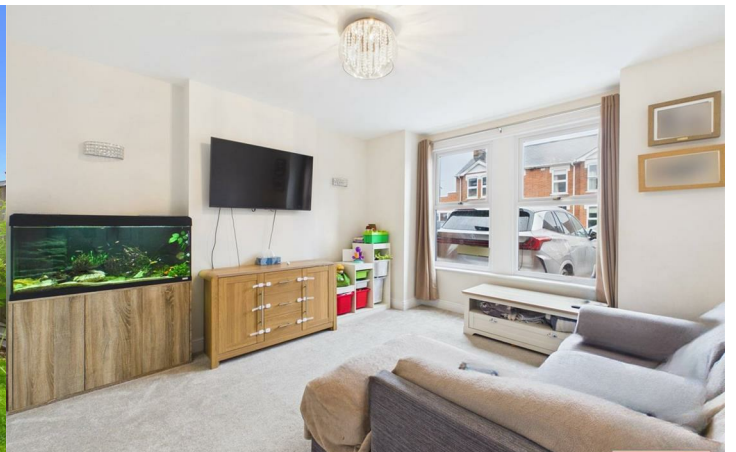
1



2



D



# Ernleigh Road

East Ipswich, IP4 5LU

Guide price £330,000



## Front Garden

Block paved driveway providing off road parking for two vehicles, Evo electric car charger and pedestrian gate to rear garden.

## Porch

7'7" x 3'7" (2.31m x 1.09m)

Installed just three or four years ago, comprising composite door coming into the porch, light, tiled flooring, radiator, double glazed obscure window to the side and door leading through to the entrance hallway.

## Entrance Hallway

Double glazed windows to the side and above the door, laminate flooring, radiator, doors to the lounge and kitchen/diner, understairs storage cupboard with plenty of room for storage and stairs up to the first floor.

## Lounge

13'3" x 12'2" (4.04m x 3.71m)

Two double glazed windows to the front, carpet flooring, wall-lights, aerial point and radiator.

## Kitchen / Diner

18'2" x 11'11" (5.54m x 3.63m)

Comprising wall and base units with cupboards and drawers under, granite worksurfaces over, Asterite 1 1/2 sink bowl drainer unit with a mixer tap over, double glazed window to the rear, inset, Zanussi over, inset Zanussi induction hob with tiled splash-backs and stainless steel Zanussi extractor fan over, raised splash-backs, space and plumbing for a dishwasher, space for a full height fridge freezer, spotlights and tiled flooring.

In the dining area there is laminate flooring and double glazed French doors to the rear with double glazed window over and a radiator.

## Rear Lobby

3'11" x 3'10" (1.19m x 1.17m)

Double glazed personal door out to the rear garden and door to the utility room.

## Utility Room

3'10" x 2'11" (1.17m x 0.89m)

Radiator, tiled flooring, plumbing for a washing machine, granite work-surface, double glazed window to the rear and sliding door to the downstairs W.C.

## Downstairs W.C.

4'1" x 2'8" (1.24m x 0.81m)

Obscure double glazed window to the side, low-flush W.C., tiled flooring, radiator and a wash hand basin and tiled splash-back.

## Landing

Doors to bedrooms one, two, three and the bathroom, loft access which has a ladder, light and half boarded, access to the fuse board and carpet flooring.

## Bedroom One

11'9" x 10'4" (3.58m x 3.15m)

Double glazed window to the rear, carpet flooring and a radiator.

## Bedroom Two

13'5" x 9'7" (4.09m x 2.92m)

Two double glazed windows to the front, carpet flooring and a radiator.

## Bedroom Three

7'9" x 7'6" (2.36m x 2.29m)

Double glazed window to the front, carpet flooring and a modern upright radiator.

## Bathroom

7'2" x 5'4" (2.18m x 1.63m)

Panelled bath with a mixer tap and new Sprint electric

shower with handheld shower and rainfall shower over and glass screen, extractor fan, spotlights, vanity wash and basin, low-flush W.C., obscure double glazed window to the rear, heated towel rail and fully tiled walls.

### Rear Garden

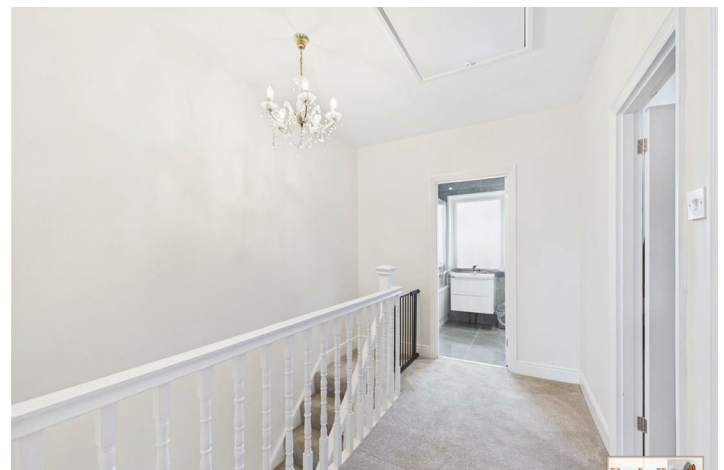
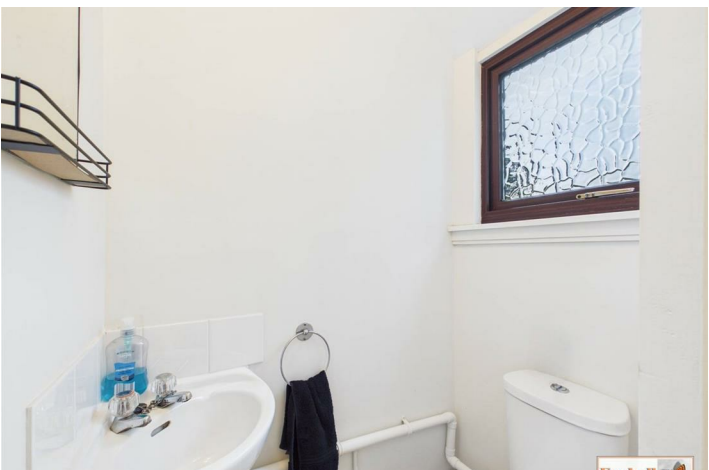
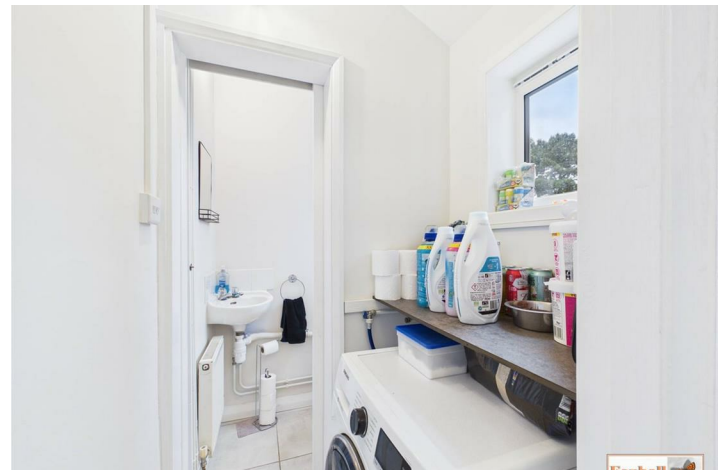
Large patio area with outside tap, large shed to stay, mainly laid to lawn with flower bed borders, greenhouse to stay and a pedestrian gate out to the front garden.

### Agents Notes

Tenure - Freehold

Council Tax Band - B









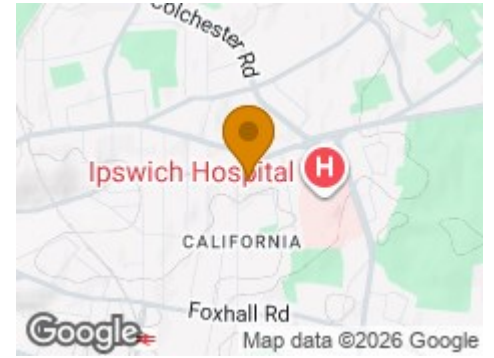
## Road Map



## Hybrid Map



## Terrain Map



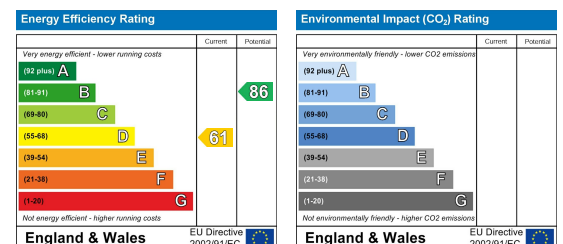
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.