

# Foxhall



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## Humber Doucy Lane

Northgate Catchment, Ipswich, IP4 3NR

Offers in excess of £475,000



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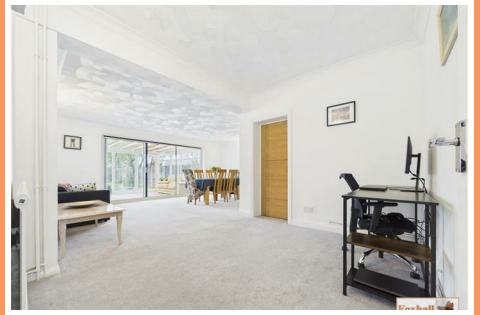
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## Front Garden

Laid to block paving providing off-road parking for up to 8-10 vehicles, there is a door to the garage, gated side access round to the rear of the property and a front aspect modern entrance door into the hallway.

## Entrance Hallway

26'6" x 6'2" (8.10 x 1.89)

Doors to the lounge, dining room, kitchen and shower room, stairs to the first floor, under stairs storage cupboard, upright radiator and laminate flooring.

## Lounge

20'9" x 11'10" (6.35 x 3.61)

Front aspect double glazed window, radiator and laminate flooring.

## Dining Room

21'5" x 18'7" (6.54 x 5.68)

Rear aspect glass sliding doors to the conservatory, side aspect door to bedroom four, two radiator's and carpeted flooring.

## Conservatory

13'6" x 9'2" (4.14 x 2.8)

Rear aspect double glazed sliding door to the garden, side aspect double glazed windows and carpeted flooring.

## Kitchen

15'10" x 8'8" (4.84 x 2.65)

Base and eye-level units with rolled edged worktops and tiled splashback, integrated electric oven, integrated gas hob with extractor over, integrated sink and drainer, integrated fridge, space for a washing machine, space for a dishwasher space for a tumble dryer, radiator, rear and side aspect double glazed windows, UPVC double glazed door into the garden and lino flooring.

## Bedroom Four

10'9" x 8'3" (3.28 x 2.52)

Side aspect double glazed window, radiator, carpeted flooring and rear aspect door to the garage.

## Landing

Doors to all bedrooms and the shower room, loft access, side aspect double glazed window and carpeted flooring.

## Bedroom One

14'8" x 12'2" (4.49 x 3.72)

Front aspect double glazed window, upright radiator and carpeted flooring.

## Bedroom Two

13'0" x 10'4" (3.98 x 3.15)

Rear aspect double glazed window, radiator and carpeted flooring.

## Bedroom Three

9'10" x 8'0" (3.02 x 2.44)

Rear aspect double glazed window, radiator and carpeted flooring.

## Shower Room

8'1" x 6'4" (2.47 x 1.94)

Shower cubicle with stainless steel handheld and rainfall shower attachment and glass shower screen, hand wash basin into vanity unit, low-level W.C., stainless steel towel rail, front aspect frosted double glazed window, half tiled walls and tiled flooring.

## Garage

19'5" x 8'11" (5.92 x 2.73)

Front aspect up and over door, rear aspect pedestrian door, power, light and storage.

## Rear Garden

Measuring approximately 120ft by 40ft, the Westerly facing rear garden is enclosed to panel fencing and

mainly laid to lawn with a storage shed, patio areas, vegetable patch and a number of mature flower and shrub borders.

### Agents Notes

Tenure - Freehold

Council Tax Band - E









## Road Map



## Hybrid Map



## Terrain Map



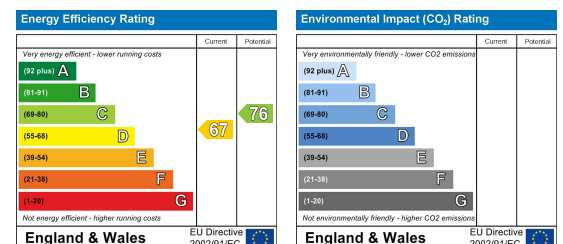
## Floor Plan



## 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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