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**Thomas Crescent**

**Kesgrave Ipswich, IP5 2HN**

**Offers in excess of £320,000**



**3**



**2**



**1**



**C**



# Thomas Crescent

Kesgrave Ipswich, IP5 2HN

Offers in excess of £320,000



## Summary Continued

There is power and light supplied with garage and this property has a wider plot than others in the cul-de-sac which enables a side passageway gate and wider parking area with a block paved driveway.

Inside the property which is double glazed it is presented, as you can see from the photos in excellent decorative order. There are additional touches to this property which you may not get in other three beds on the Grange Farm development.

## Front Garden

Front garden is low maintenance shingle with block paved allocated parking space, access to the garage, access to the rear garden via a pedestrian gate, some shingle to one side for parking bikes, etc.

## Entrance Hallway

Entry via door to the front, laminate flooring, doors to the lounge, kitchen and downstairs cloakroom, stairs up to the first floor, plenty of space for coats, shoes and boots, etc, radiator and access to the fuse board.

## Lounge

14'6" x 12'10" (4.42m x 3.91m)

Laminate flooring, two radiators with bespoke covers, double glazed French patio doors out to the conservatory and double glazed doors to either side, brushed stainless steel light switches and plug sockets and aerial and phone points.

## Kitchen

15'9" x 6'2" (4.80m x 1.88m)

Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over, Asterite 1 1/2 sink bowl unit with a directional mixer tap over, Hotpoint

stainless steel four ring gas hob, Indesit oven, extractor fan over, splash-back tiling, space for a full height fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, area for a breakfast bar or table if required, radiator, laminate flooring, double glazed window to the front with fitted slatted blinds and brushed stainless steel light switches and plug sockets.

## Conservatory

9'10" x 9'0" (3.00m x 2.74m)

Double glazed French patio doors into the conservatory, laminate flooring, UPVC and brick construction, glass roof, fitted roller blinds throughout, power and lighting and a radiator.

## W.C.

4'9" x 2'9" (1.45m x 0.84m)

Pedestal wash hand basin, low-flush W.C., radiator, laminate flooring and an extractor fan.

## First Floor Landing

Laminate floor, double glazed window with slatted blinds, radiator, brushed stainless steel light switches and plus sockets, smoke alarm, doors to bedrooms one and three and the bathroom and stairs up to the second floor.

## Bedroom Two

12'10" x 12'4" (3.91m x 3.76m)

Double glazed windows to the rear with fitted slatted blinds, radiator, laminate flooring and brushed stainless steel light switches and plug sockets.

## Bedroom Three

11'0" x 6'3" (3.35m x 1.91m)

Carpet flooring, double glazed window with fitted slatted blinds, radiator, triple fitted wardrobe to remain.

## Bathroom

9'4" x 7'4" (2.84m x 2.24m)

Panelled bath with a mixer tap over, vanity wash hand basin and unit with a low-flush W.C with concealed back plate, modern heated towel rail, laminate flooring. (This bathroom has recently been re-fitted and he has a few bits to finish off namely skirting boards, door tread, extractor fan, tiles around the bath/ fixing the shower if required and the electric socket for the heated towel rail. These will not be completed by the current owners but allow the new buyers coming in to choose which fittings they want for this themselves.)

Tenure - Freehold  
Council Tax Band - C

## Second Floor Landing

Radiator, laminate flooring, double glazed window to the side with fitted roller blinds and door to the main bedroom.

## Bedroom One

12'11" x 11'4" (3.94m x 3.45m)

Two Velux blinds, roof hatch, alcove for further wardrobes and a door to the en-suite, radiator, carpet flooring with brushed stainless steel light switches and plug sockets.

## En-Suite

Large walk-in shower cubicle, pedestal wash hand basin, low-flush W.C., vinyl flooring, an obscure double glazed window to the rear with fitted roller blind, radiator, extractor fan and spotlights. A really large en-suite so if new owners wanted to re-configure the room so that it fitted a freestanding bath there is plenty of space to do so.

## Rear Garden

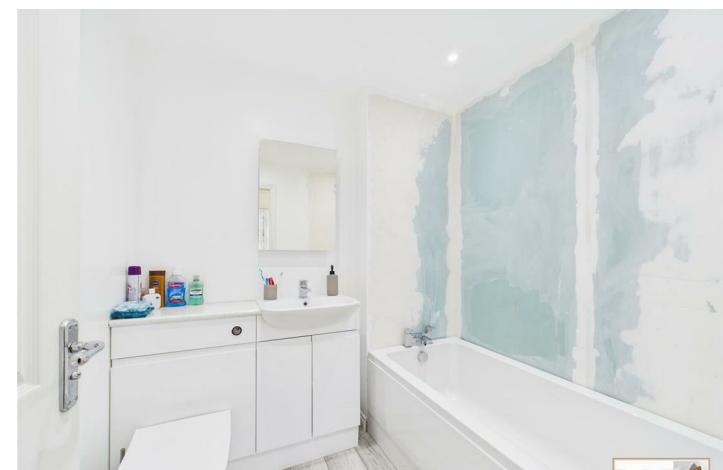
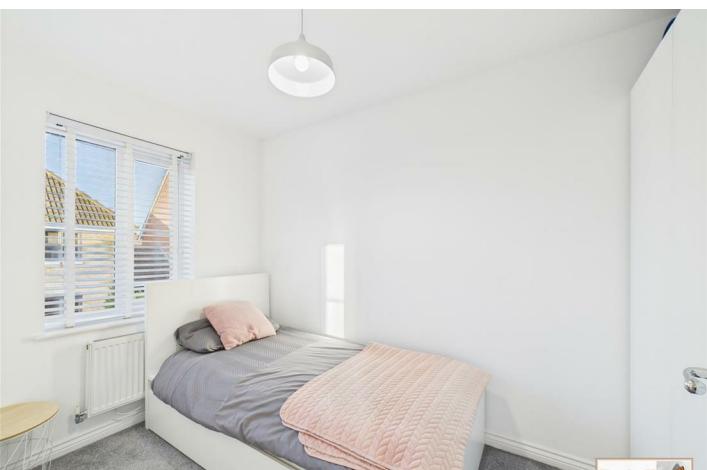
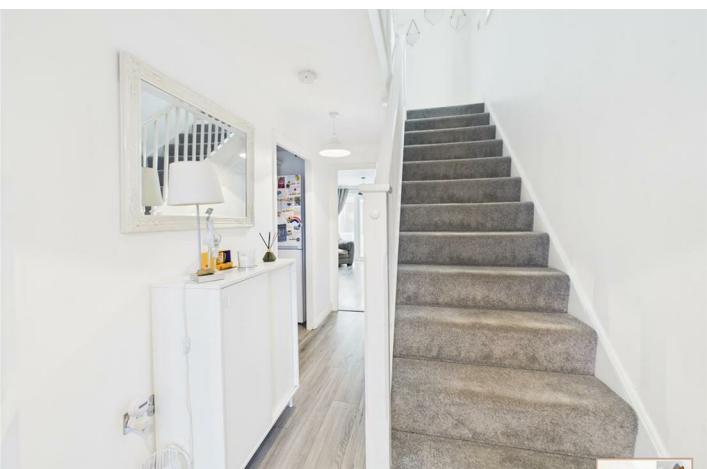
Landscaped with patio area, artificial grass, raised flower beds, raised eating area with metal pergola, raised wooden seating, outside tap, pedestrian path back through to the garage and parking area.

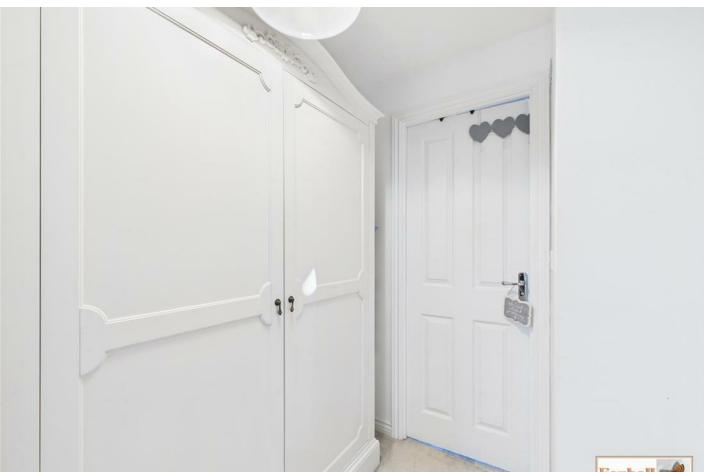
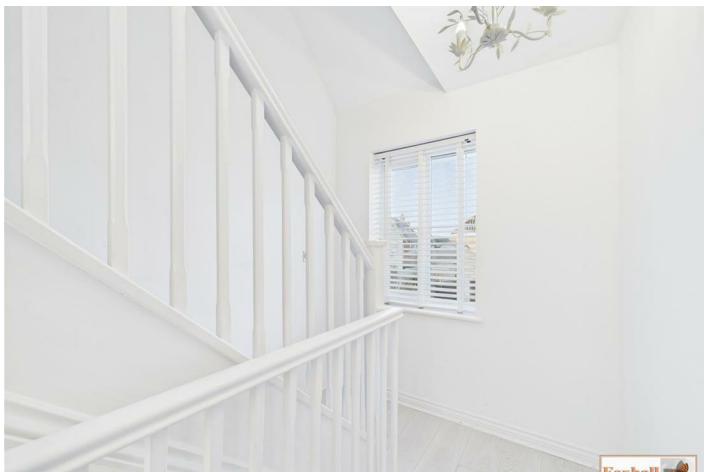
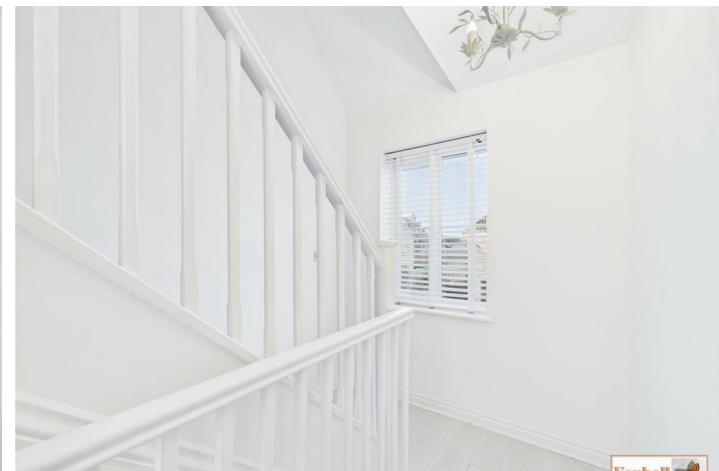
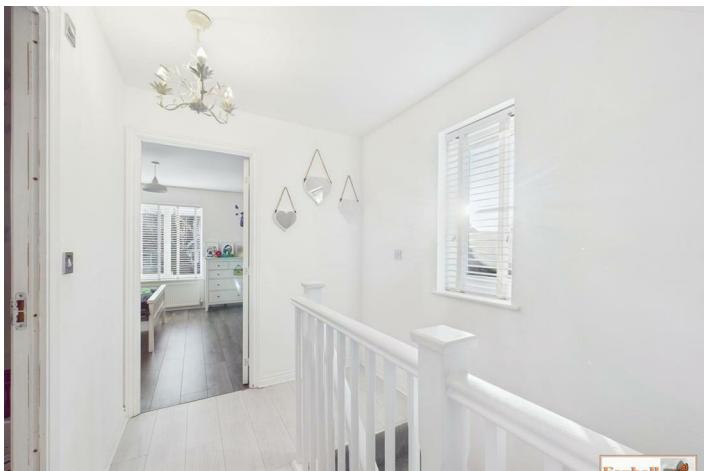
## Garage

Manual up and over door with power and lighting and plenty of rafter storage.

## Agents Notes

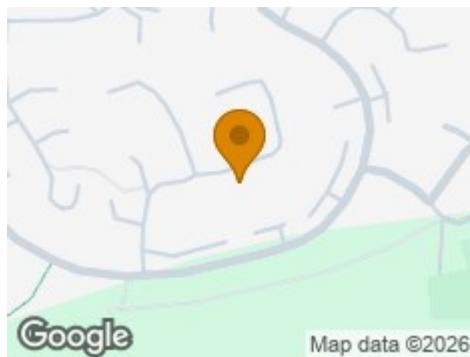








## Road Map



## Hybrid Map



## Terrain Map



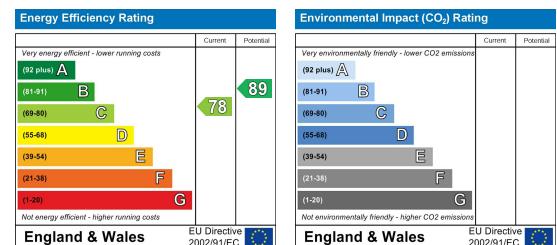
## Floor Plan



## 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.