

# Foxhall



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## Paget Close

Needham Market, Ipswich, IP6 8XF

Guide price £320,000



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## Front Garden

Access the bungalow through a pedestrian walkway as the bungalow is just set slightly off the road. There is a small pathway to the front door, shingle borders, and a pathway down the side down the left-hand side of the property, giving you a gate access to the rear garden. Parking for the property is down the left-hand side of the property at the back giving you access to a driveway for one car by hardstanding concrete and access to the garage.

## Entrance Porch

Entry double glazed UPVC door facing the front, lighting, exposed brick walls, UPVC cladded ceiling and a door to the entrance hallway.

## Entrance Hallway

Entry double glazed UPVC door facing the front, lighting, exposed brick walls, UPVC cladded ceiling and a door to the entrance hallway.

## Extended Entrance Hallway

Access to the loft, airing cupboard which houses the water tank, doors to the shower room, bedrooms one, two and three with laminate flooring.

## Lounge / Diner

22'1" x 8'2" (6.73m x 2.49m)

Double glazed bay window facing the front, coving, double glaze sliding patio doors to the rear going out into the conservatory, two radiators, laminate flooring.

## Kitchen

10'6" x 9'2" (3.20m x 2.79m)

Double glazed window facing the rear, double glazed UPVC door facing the rear going out into the garden, wall mounted boiler, wall and base fitted units with cupboards and drawers, space for a fridge freezer, under unit lighting, tiled splash-back, space for a single

oven, plumbing for a washing machine, plumbing for a dishwasher, radiator, spotlights, granite worktops and lino flooring.

## Bedroom One

9'5" x 9'2" (2.87m x 2.79m)

Double glazed window facing the front, laminate flooring, radiator and built-in mirrored wardrobes.

## Bedroom Two

9'5" x 8'10" (2.87m x 2.69m)

Double glazed window facing the rear, radiator, built-in wardrobes and laminate flooring.

## Bedroom Three

8'7" x 6'8" (2.62m x 2.03m)

Double glazed window facing the front and a radiator.

## Shower Room

6'6" x 6'1" (1.98m x 1.85m)

Double glazed obscure window facing the rear, extractor fan, tiled splash-back, vanity unit consisting of a wash hand basin with a mixer tap and a low flush W.C., shower cubicle with splash-back boarding, stainless steel heated towel rail, shaver point and lino flooring.

## Conservatory

9'4" x 7'8" (2.84m x 2.34m)

Double glazed windows to the rear and both sides, lighting and power, lino flooring and a double glazed door going out into the rear garden.

## Rear Garden

Fully enclosed north easterly facing low maintenance landscape rear garden with a large block paved patio area which gives you access to the garage, outside tap and a passageway which leads round the property to the gate leading to the front garden. Also in the passageway is a shed, bark and shingle borders and array of plants

and trees. The main part of the garden is made up of patio and artificial grass with shingle borders and a shed, perfect for entertaining, seating and alfresco dining. It currently has access to a beautiful seating area with a hot tub (which is not staying). The garden wraps around to the property coming to a halt giving you a nice private sitting area which is laid with artificial grass and a shingle borders. The rear garden is fully enclosed via a brick wall roughly 5ft and panel fencing with external lighting.

### Garage

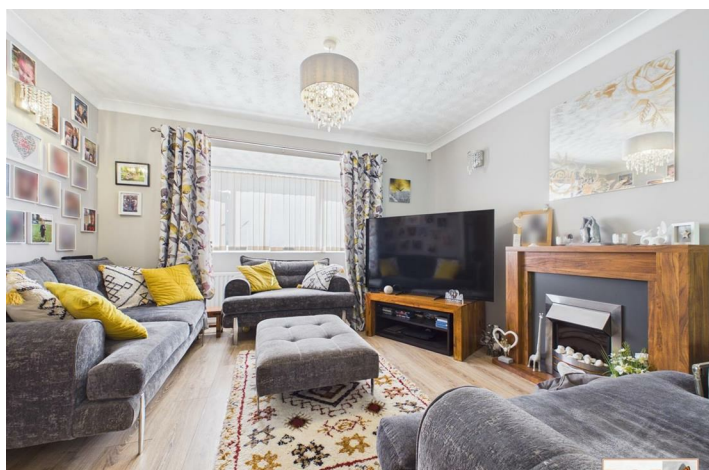
16'2" x 8'5" (4.93m x 2.57m)

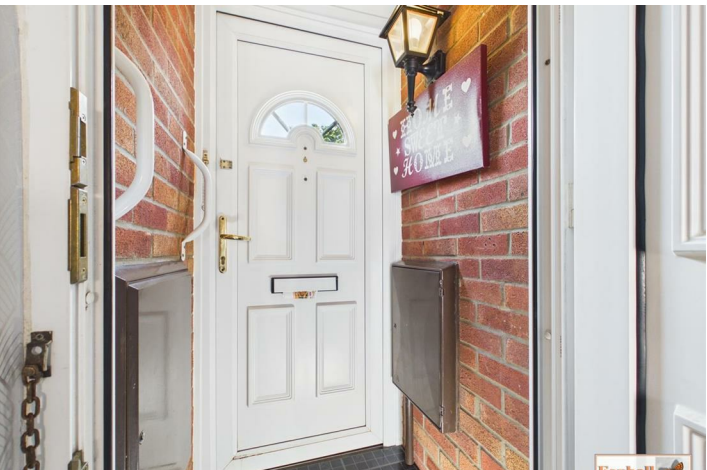
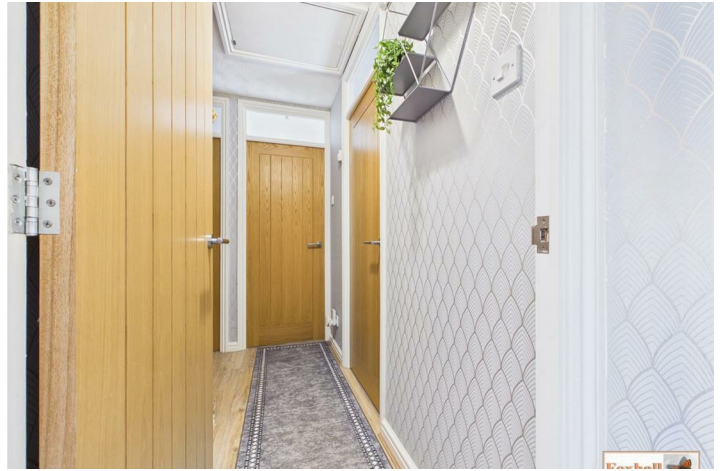
Fob electric roll door with power and lighting. The current vendor has access to more fridge and freeze space with some access to storage in the eaves and a double glazed obscure door to the side which goes into the rear garden.

### Agency Notes

Tenure - Freehold

Council Tax Band - C







Road Map



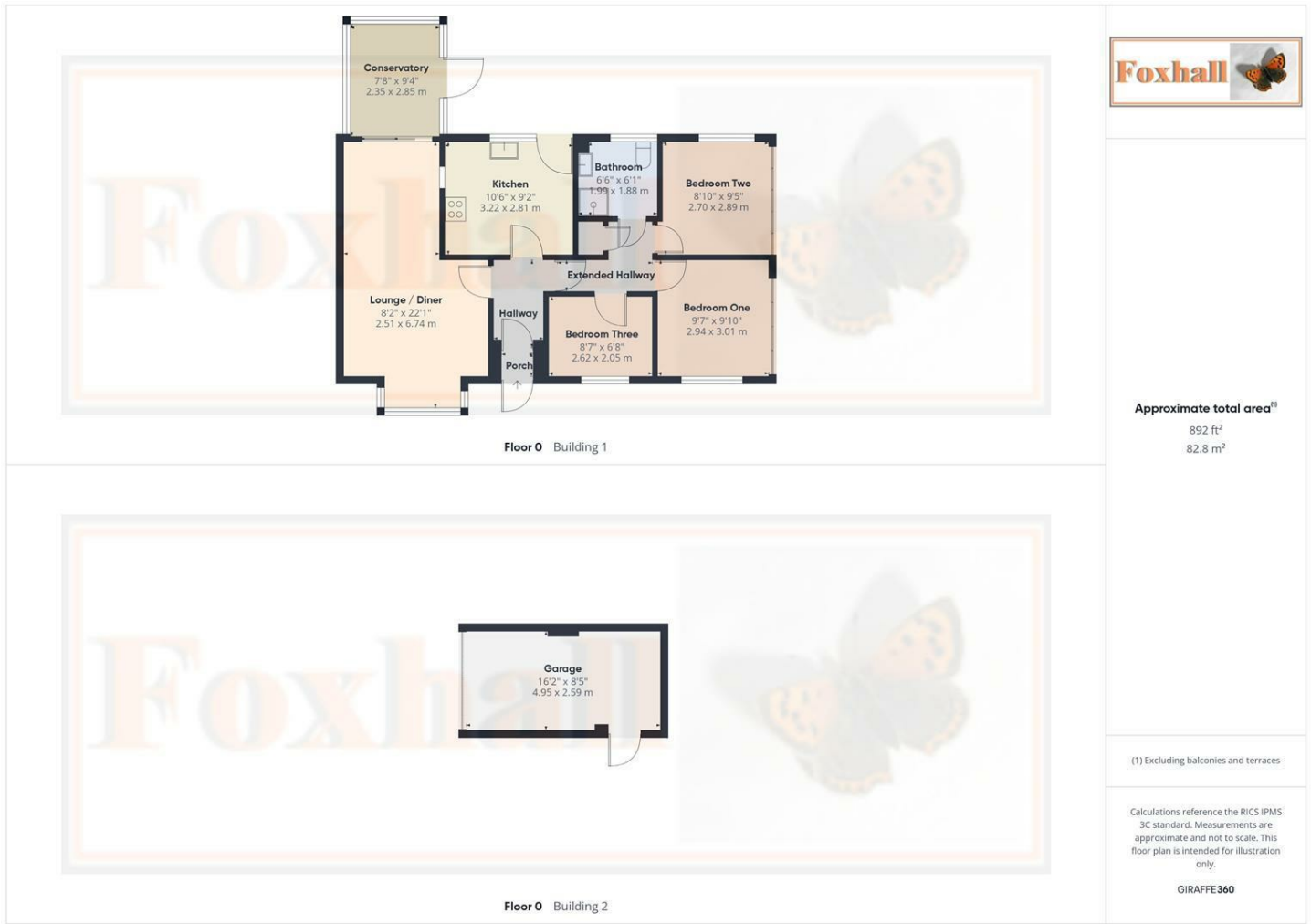
Hybrid Map



Terrain Map



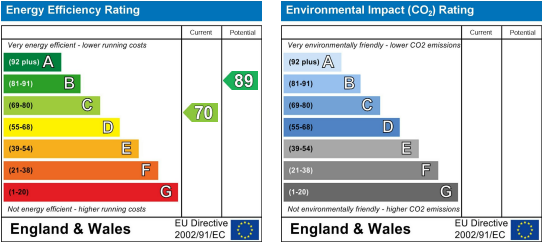
Floor Plan



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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