

# Foxhall



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## Heath Lane

Copleston Catchment, Ipswich, IP4 5RX

Price £300,000



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## Front Garden

Off-road parking for three vehicles with side access leading round to the rear with gate into the rear garden.

## Entrance Hall

Obscure double glazed door to entrance hall, radiator, stairs off and doors to the lounge.

## Lounge

11'4" x 10'3" (3.45m x 3.12m)

Double glazed bay window to the front, radiator, down lighters and through to the dining room.

## Dining Room

10'10" x 10'10" (3.30m x 3.30m)

Radiator, cupboard under the stairs, downlighters and double glazed French doors to the outside and door to the kitchen,

## Kitchen

13'11" x 7'10" (4.26m x 2.39m)

Comprising 1 1/2 bowl single drainer sink, work surfaces with drawers, cupboards and appliance space under, wall mounted cupboards, upright housing oven and hob to the side, extractor fan, cupboard housing the Vaillant boiler installed in 2021, double glazed window to side and rear and obscure double glazed door to outside.

## Landing

Built-in airing cupboard housing hot water tank, access to the loft and doors to all bedrooms and the family bathroom.

## Bedroom One

11'6" x 11'11" (3.51m x 3.63m)

Double glazed bay window to front, further double glazed window to front, upright radiator, downlighters, fitted wardrobes with sliding doors and door to en-suite shower room.

## En-Suite Shower Room

5'7" x 5'3" (1.70m x 1.60m)

Comprising shower cubicle, low-level W.C., pedestal wash hand basin with a mixer tap, downlighters, extractor fan.

## Bedroom Two

10'10" x 8'0" (3.30m x 2.44m)

Double glazed window to rear, radiator and downlighters.

## Bedroom Three

7'11" x 5'9" (2.41m x 1.75m)

L shaped, double glazed window to rear and a radiator.

## Bathroom

7'6" x 5'0" (2.29m x 1.52m)

Panel bath with shower attachment, low-level W.C., pedestal wash hand basin with mixer tap, heated towel rail, downlighters and double glazed obscure window to side.

## Rear Garden

Enclosed mainly by timber fencing and commencing with a patio area with decking and pergola, extensive lawn areas beyond with garden shed to the rear. along with the summer house which we understand from the vendor will remain.

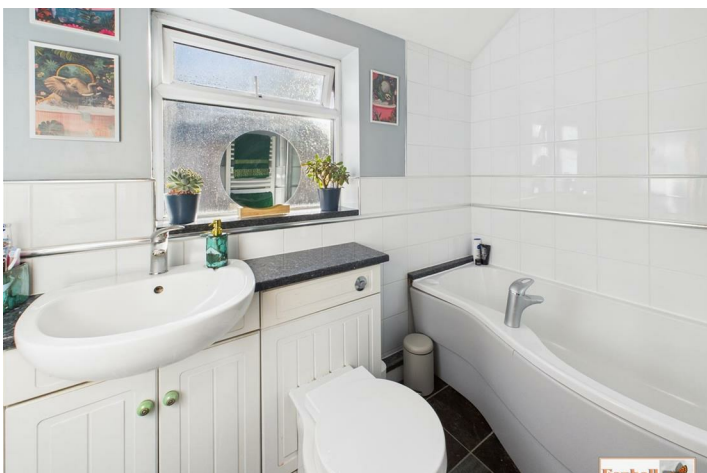
## Agents Notes

Tenure - Freehold  
Council Tax Band - C

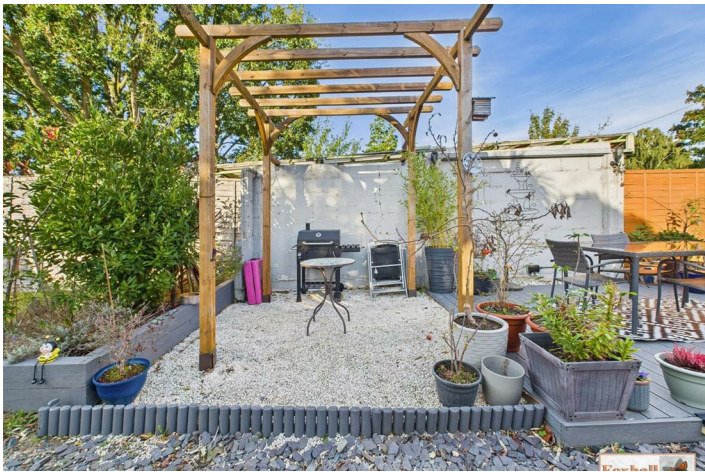














Road Map



Hybrid Map



Terrain Map



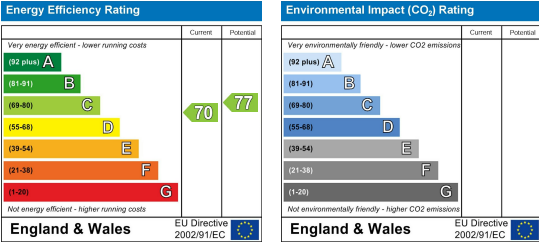
Floor Plan



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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