

# Foxhall



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## Fairfield Road

East Ipswich, IP3 9LD

Guide price £260,000



3



1



2



C



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## Front Garden

Front garden is set to driveway and lawn. You have parking for 1 to 2 vehicles and pedestrian access to the side and rear garden.

## Entrance Hallway

UPVC and double glazed door into the entrance hallway, laminate flooring, radiator, windows either side of the door and a beautiful arch, stairs to the first floor, bespoke fitted cupboards under the stairs and a single glazed window to the side and a door into the kitchen / family room and a door into the utility and downstairs cloakroom.

## Lounge

11'3" x 10'4" (3.43m x 3.15m)

Large double glazed window looking out to the front, radiator, laminate flooring, coving, aerial and phone points, bespoke shelving to one side and a dimmer switch.

## Kitchen

11'3" x 10'5" (3.43m x 3.18m)

Comprises of glazed wall and base fitted units with cupboards and drawers under and solid work surfaces over, ceramic 1 1/2 sink bowl drainer unit, splash-back tiling, vinyl flooring, wooden glazed doors into the lounge and French doors into the conservatory/ dining room, Rangemaster cooker in an alcove with splash-back tiling and an extractor fan over. Space for a full height fridge freezer, space and plumbing for a washing machine.

## Utility Room

7'6" x 2'9" (2.29m x 0.84m)

Space and plumbing for a washing machine, space for a tumble dryer, laminate flooring, large double glazed window to the rear, radiator, coving, extractor fan and other storage space with bi-fold doors to the downstairs W.C.

## Downstairs Cloakroom

4'2" x 2'5" (1.27m x 0.74m)

Pedestal wash hand basin, low-flush W.C., extractor fan, coving, laminate flooring and splash-back tiling.

## Conservatory

9'5" x 8'9" (2.87m x 2.67m)

Brick and UPVC construction, radiator, laminate flooring and UPVC patio doors out into the rear garden with a UPVC roof, brick wall to one side.

## Landing

Doors to bedrooms one, two, three and the bathroom, obscure double glazed window to the side, carpet flooring and coving.

## Bedroom One

11'3" x 10'6" (3.43m x 3.20m)

Large double glazed window to the front, radiator, laminate flooring and coving.

## Bedroom Two

11'5" x 9'3" (3.48m x 2.82m)

Double glazed window to the rear, radiator, coving, loft hatch (ladder, boarding and a light) and built-in slide fronted wardrobe with storage.

## Bedroom Three

7'10" x 5'5" (2.39m x 1.65m)

Double glazed window to the front, radiator, laminate flooring and coving.

## Bathroom

5'9" x 5'5" (1.75m x 1.65m)

Panel bath with a mixer tap, hand-held and rainfall shower over, low-flush W.C., pedestal wash hand basin, laminate flooring, extractor fan, heated towel rail, obscure double glazed window to the rear and half tiled walls.

## Rear Garden

Rear garden is split into two sections. First section of the garden you have a lawned area with patio area and pathway through to the rear garden, archway with mature shrubs and plants wildlife pond. In section two is a lawn area with a tree into a patio area which is beautifully secluded, small low level shed to stay, outside tap, water butts and a pedestrian gate to the front of the property. This is a beautifully mature and secluded garden for alfresco dining etc.

## Agents Notes

Tenure - Freehold

Council Tax Band - B









## Road Map



## Hybrid Map



## Terrain Map



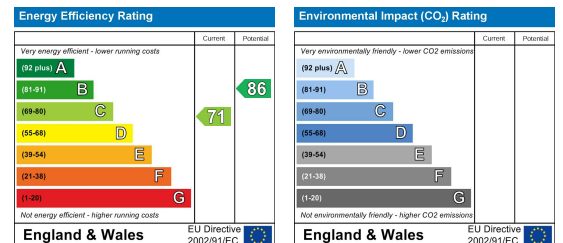
## Floor Plan



## 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



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