

Foxhall



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Sheldrake Drive

Chantry, Ipswich, IP2 9NG

Offers in excess of £210,000



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Front Garden

Enclosed to low height hedging, the front garden is mainly laid to lawn with a path leading to the porch and gated side access.

Entrance Porch

Carpet flooring and door into the entrance hallway.

Entrance Hallway

Doors to lounge, kitchen and shower room, stairs to the first floor and carpet flooring.

Lounge

15'3" x 10'10" (4.65m x 3.30m)

Two front aspect double glazed windows, gas fire, understairs storage cupboard, radiator and carpeted flooring.

Kitchen/Diner

12'1" x 9'1" (3.68m x 2.77m)

Base and eye-level units, rolled-edged worktops with tiled splash-backs, integrated sink and drainer, space and plumbing for a washing machine, space for a full height fridge freezer, space for a freestanding oven, radiator, tiled walls, rear aspect double glazed window, rear aspect UPVC door to the garden and lino flooring.

Shower Room

5'11" x 5'3" (1.80m x 1.60m)

Shower cubicle with Triton Biarritz electric shower, low-level W.C., side and rear aspect frosted double glazed windows, stainless steel towel rail, radiator and carpeted flooring.

Landing

Landing is doors to all bedrooms and the airing cupboard which houses the combi boiler, front aspect double glazed window and carpeted flooring.

Bedroom One

12'3" x 10'11" (3.73m x 3.33m)

Front aspect double glazed window, radiator and carpeted flooring.

Bedroom Two

9'0" x 8'11" (2.74m x 2.72m)

Rear aspect double glazed window, radiator and carpet flooring.

Bedroom Three

9'3" x 6'1" (2.82m x 1.85m)

Rear aspect double glazed window, radiator and carpeted flooring.

Rear Garden

Enclosed to a mixture of panel and half height chain link fencing. The garden is mainly laid to lawn with a patio area, access to the brick storage shed (with power & light) and gated access round to the front of the property.

Storage Shed

7'6" x 6'0" (2.29m x 1.83m)

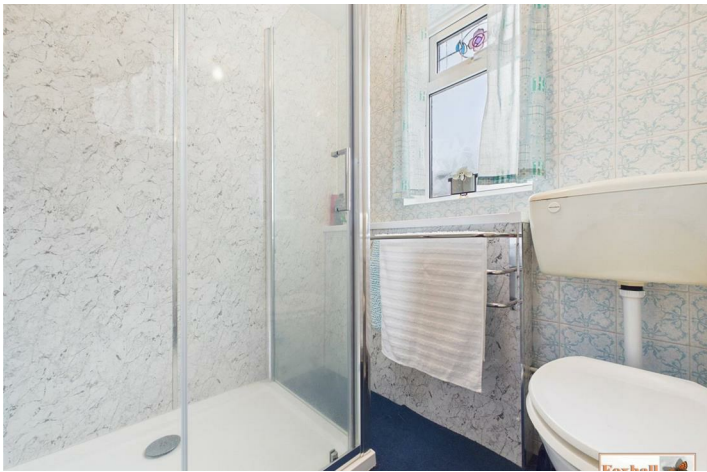
With power and lighting (not currently connected).

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



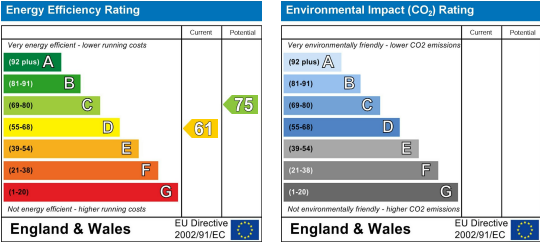
Floor Plan



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



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.