

# Foxhall



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## Whitethorn Road

Purdis Farm, Ipswich, IP3 8SS

Price £390,000



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## Whitethorn Road

FOUR BEDROOMS - DETACHED HOUSE - EN-SUITE SHOWER ROOM - INTEGRAL GARAGE - CLOAKROOM W.C. - MODERN FITTED KITCHEN - LOUNGE - SEPARATE DINING AREA - MODERN FITTED BATHROOM - OFF-ROAD PARKING FOR TWO CARS COMFORTABLY VIA BLOCK PAVED DRIVEWAY - ENTRANCE HALL - REAR LOBBY.

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this four bedroom detached house situated on the very popular Purdis Farm development.

The property boasts four bedrooms one with an ensuite, modern fitted bathroom on the first floor ground floor has a entrance hall, a large lounge, separate dining area, modern fitted kitchen, cloakroom W.C., rear lobby, integral garage, fully enclosed south easterly rear garden and off-road parking to the front for two cars comfortably via paved driveway.

Purdis Farm has plenty of local amenities including access to Sainsbury's Local bus routes into town Centre good school catchment subjects, availability and easy access to the A12 A14.

In the valuers opinion an early internal viewing is advised.

## Front Garden

Off-road parking for two cars comfortably via a block paved driveway accessible via drop kerb. The garden is partly enclosed via hedges and shingle borders, there is access to the garage and a side passage down the left hand side of the property leading to a gate offering access to the rear garden with external lighting.

## Entrance Hall

Entry via a double glazed obscure door to the front with a double glazed window facing the front, radiator, access to the stairs, coving and a door into the lounge.

## Lounge

17'5" x 15'8" (5.31m x 4.78m)

Large double glaze bay window facing the front, coving, radiator, USB sockets, wall lighting, access to the stairs, opening archway access to the dining room and a door into the kitchen.

## Dining Room

8'9" x 8'2" (2.67m x 2.49m)

Double glazed double French style doors to the rear going out into the rear garden, laminate flooring, coving and a radiator.

## Kitchen

12'7" x 8'3" (3.84m x 2.51m)

Double glazed window facing the rear, double glaze obscure door facing the rear going out into the garden, base level units with cupboards and drawers, a feature storage wall with cupboards and drawers offering a built-in whirlpool oven, built-in microwave oven and grill function with a hot storage drawer. Natural wood worktop, integrated dishwasher, plumbing for a washing machine, integrated modern oven gas hob with a modern Whirlpool cooker hood above 1 1/2 Butler style sink bowl with a mixer tap above with a drainer unit inset into the worktop, coving, spotlights, access to a mid lobby, USB sockets and modern under unit and kickboard lighting.

## Mid Lobby

Coving, modern floor to ceiling radiator, a door to a cloakroom WC and a door into the garage.

## Downstairs W.C.

Double glaze obscure window facing the side, pedestal wash hand basin with a mixer tap, low-flush WC, coving and spotlights

## Landing

access to the loft and doors to bedrooms 123 and four and the bathroom and loft is 75% boarded with a light and a ladder.

### Bedroom One

12'3" x 11'10" (3.73m x 3.61m)

Double glazed bay window facing the front, radiator, coving, mirrored built-in wardrobes, USB sockets and a door into the en-suite.

### En-Suite

6'1" x 4'4" (1.85m x 1.32m)

Double glazed obscure window to the side. spotlights, tiled flooring, stainless steel heated towel rail, pedestal wash and basin with a mixer tap, low-flush WC, shaver point, coving and a step-in shower cubicle with an electric shower.

### Bedroom Two

11'9" x 8'1" (3.58m x 2.46m)

Double glaze windows facing the front with fitted shutters, double built-in wardrobe, coving and a radiator.

### Bedroom Three

9'2" x 7'5" (2.79m x 2.26m)

Double glazed window facing the rear, laminate flooring, spotlights, coving and mirror built-in wardrobes.

### Bedroom Four

9'9" x 7'11" (2.97m x 2.41m)

Double glazed window facing the rear, coving and a radiator.

### Bathroom

8'8" x 6'4" (2.64m x 1.93m)

Double glazed obscure window facing the rear, spotlights,

coving, shaver point, pedestal wash hand basin with a mixer tap, low-flush, W.C. panel bath with a mixer tap and shower attachment, tiled splash-back, natural wood flooring and a modern with a vintage twist radiator and towel rail.

### Garage

17'9" x 8'0" (5.41m x 2.44m)

Manual up and over door, power and lighting. Currently being used as a utility space with space for an extra fridge freezer, tumble dryer and a wall mounted Baxi boiler which was fitted in 2020.

### Rear Garden

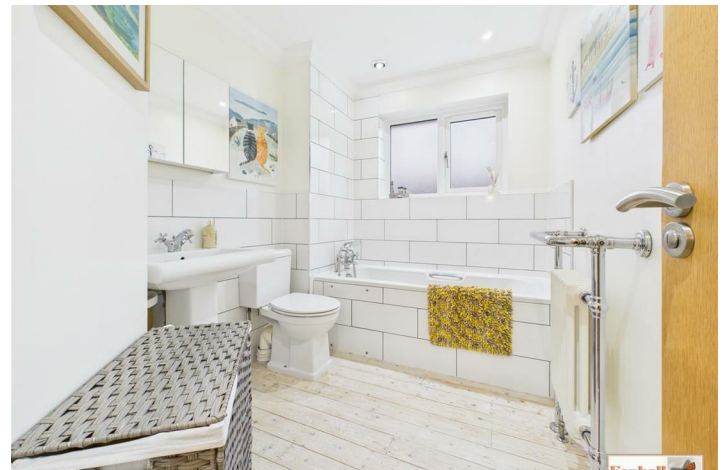
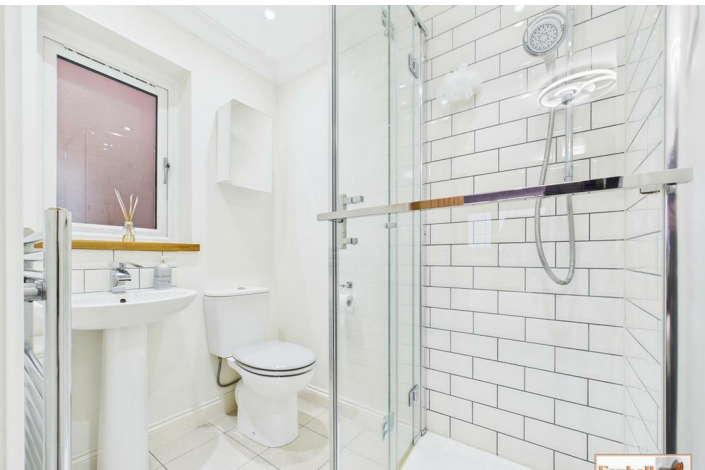
Fully enclosed south east facing rear garden and enclosed by panel fencing giving you access to a shed, outside tap, mostly laid to lawn with flower bed and shingle borders. Large patio area perfect for entertaining alfresco dining and a gate giving you access to the front garden.

### Agents Notes

Tenure - Freehold

Council Tax Band - D







## Road Map



## Hybrid Map



## Terrain Map



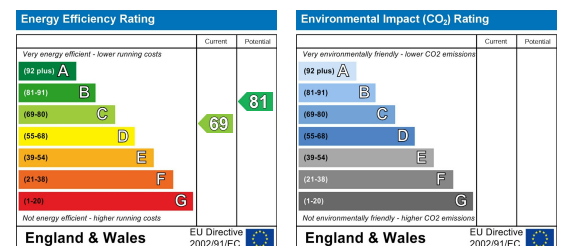
## Floor Plan



## 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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