Foxhall

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Swan Lane

Westerfield, Ipswich, IP6 9AH

Offers in excess of £550,000

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Front Garden

Five bar gate leading from Swan Lane into the large driveway and parking area with hedging, flower and shrub borders and oil tank, hidden but located for easy access for deliveries. Large wall to the side of the property with a gate leading into the side garden.

Entrance Porch

Double glazed entrance door to entrance porch, with double glazed windows to both sides and a double glazed window to the front, oak style laminate flooring and obscure door to the entrance hallway.

Entrance Hallway

Built-in airing cupboard housing the water tank, access to the loft which has a large area of central boarding, light and ladder with plenty of potential subject to planning being obtained, thermostat, radiator, coved ceiling and doors to.

Bedroom One

19'7" x 10'11" (5.97m x 3.33m)

Two double glazed windows to the rear, fitted wardrobes with cupboards over the bed area with a further range of floor to ceiling wall length fitted wardrobes, two radiators and coved ceiling.

Bedroom Two

11'10" x 10'4" (3.61m x 3.15m)

Double glazed window to front, radiator and coved ceiling.

Dining Room / Bedroom Three

12'10" x 8'11" (3.91m x 2.72m)

Currently being used as a dining room with a double glazed window to front, radiator, serving hatch and coved ceiling.

Bathroom

8'8" x 8'3" (2.64m x 2.51m)

Panel bath with a mixer tap, separate shower, low-level W.C., pedestal wash hand basin, radiator, tiling to walls, obscure double glazed window to rear and coved ceiling.

Lounge

15'10" x 14'10" (4.83m x 4.52m)

Large picture style double glazed window to front and side, radiator, coved ceiling and fire surround.

Kitchen

19'8" x 12'10" (5.99m x 3.91m)

Comprising 1 1/4 bowl single drainer sink with cupboards and dishwasher under, range of granite style worksurfaces with drawers and cupboards under wall mounted cupboards over, upright storage, under the counter fridge, double oven, built-in washing machine, breakfast bar, radiator, tiled style flooring, double glazed window to rear, double glazed patio doors to outside, island with drawers and cupboards under, inset hob with extractor over and doors to study / bedrooom four and the inner lobby.

Study / Bedroom Four

12'10" x 8'4" (3.91m x 2.54m)

Double glazed window to front, radiator, coved ceiling and cupboard housing the fuse box.

Inner Lobby

Double glazed window to rear and doors to the garage and downstairs W.C.

Downstairs W.C.

Low-level W.C., pedestal wash hand basin,tiled floor and double glazed window to rear.

Rear Garden

To the side is a paved area with garden shed and greenhouse which we understand from the vendor are to remain. The rear garden is enclosed by timber fencing with further patio area immediately behind the property with steps up to the garden itself which is mainly laid to lawn with excellent sized flower and shrub borders, a good sized vegetable area hidden to the rear of the property with a seating area which is sheltered with a vine immediately behind the property.

Garage

20'3" x 8'4" (6.17m x 2.54m)

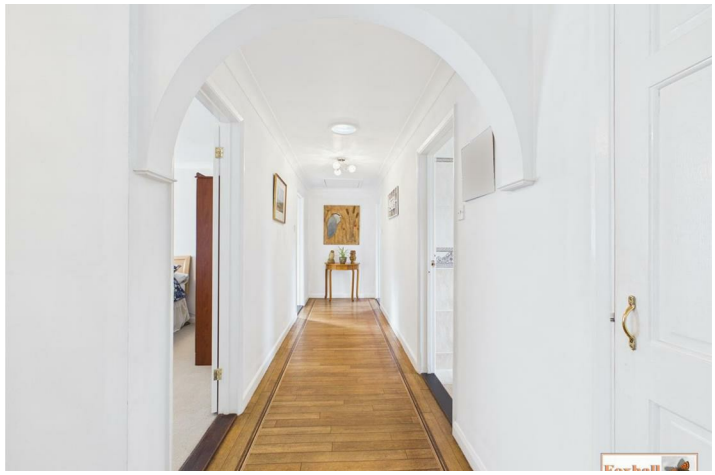
Freestanding oil boiler, double glazed window to side, power and lighting and door to the front.

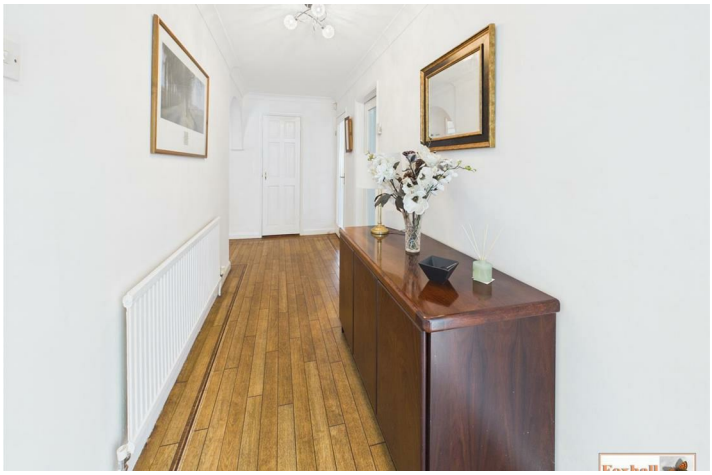
Agents Notes

Tenure - Freehold

Council Tax Band - D

There is no gas at the property.





LANGFORD

Road Map

Hybrid Map

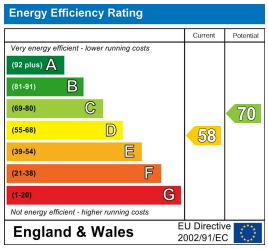
Terrain Map

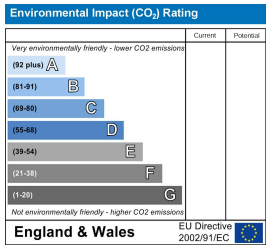
Floor Plan

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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