

Foxhall



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Elmhurst Drive

East, Ipswich, IP3 0PB

Guide price £300,000



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Front Garden

Low maintenance front garden mainly laid to shingle, open undercover porch leading to the front door and off-road parking for two vehicles comfortably. Shared driveway to side and access to the rear garden and garage.

Entrance Hallway

Composite front door coming in with double glazed windows to the side, under and above, laminate flooring, radiator, doors to the lounge / diner, door to the kitchen, bespoke cupboard suitable for coats, boots, shoes, etc, understairs cupboard housing the Ideal boiler, gas meter etc and plenty more extra storage and picture rails.

Extended Lounge

13'11" x 12'0" (4.24m x 3.66m)

Double glazed bay window at the front, carpet flooring, fireplace alcove, coving, radiator, aerial point and a door through to the dining area.

Dining Room

8'9" x 7'6" (2.67m x 2.29m)

Laminate flooring, radiator and double glazed patio doors to the rear. There is a potential option of the homeowners leaving the dining table and corner seating.

Kitchen / Breakfast Room

16'9" x 8'3" (5.11m x 2.51m)

Comprising of wall and base units with cupboards and drawers under, solid wood worksurfaces over, inset Butler sink, tiled flooring, wooden splash-backs, double glazed window to the side and rear with fitted blind, further double glazed window to the side with fitted blind, radiator, directional lights, large Rangemaster five ring gas cooker with double oven and warming plate with large Rangemaster extractor over, space and plumbing for a washing machine, integrated fridge and freezer, wine rack, some wall cupboards with glass

fronts, UPVC and double glazed door out into the rear garden, space and plumbing under the counter for a dishwasher if required and there is enough space to put a breakfast table or bar if required.

Landing

Access to the loft, picture rails, large double glazed window to the side with fitted blinds, doors to bedrooms one, two and three and the bathroom and some cupboards housing the fuse boards.

Bedroom One

11'1" x 10'5" (3.38m x 3.18m)

Double glazed bay window to the front, radiator, carpet flooring, picture rails and a feature fireplace.

Bedroom Two

11'1" x 10'5" (3.38m x 3.18m)

Double glazed window to the rear, carpet flooring, feature fireplace, airing cupboard with tank and storage, picture rail and a radiator.

Bedroom Three

7'3" x 5'10" (2.21m x 1.78m)

Double glazed window to the front, radiator, picture rails and carpet flooring.

Bathroom

5'9" x 5'6" (1.75m x 1.68m)

Obscure double glazed window to the rear with fitted blinds, panel bath with mixer taps, Mira Galena electric shower over and a fixed hinged shower screen, pedestal wash hand basin, low-flush W.C., laminate flooring, tiled splash-backs, radiator and spotlights.

Rear Garden

24'11" x 85'11" (7.6 x 26.2)

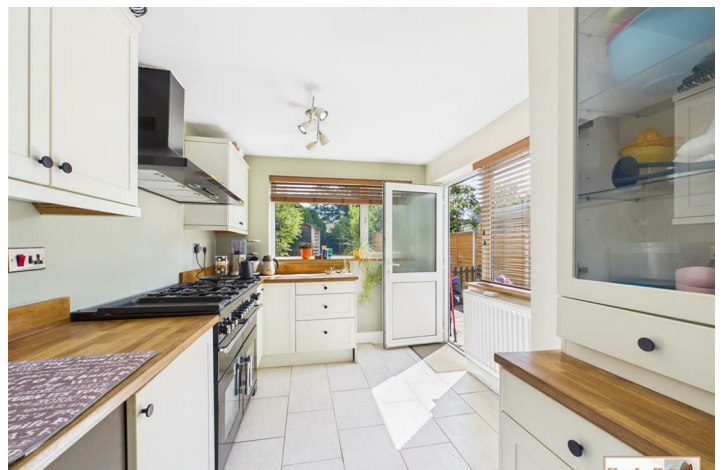
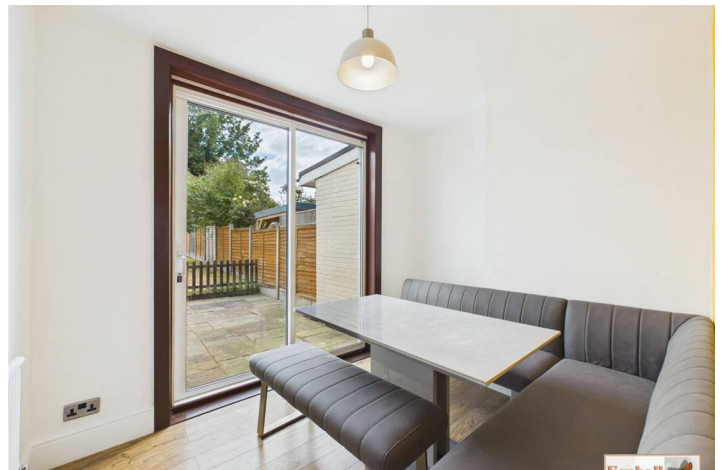
Pedestrian access into the rear garden, outside tap, patio area suitable for alfresco dining, mid height fence and gate with a pathway through to the rear of the garden,

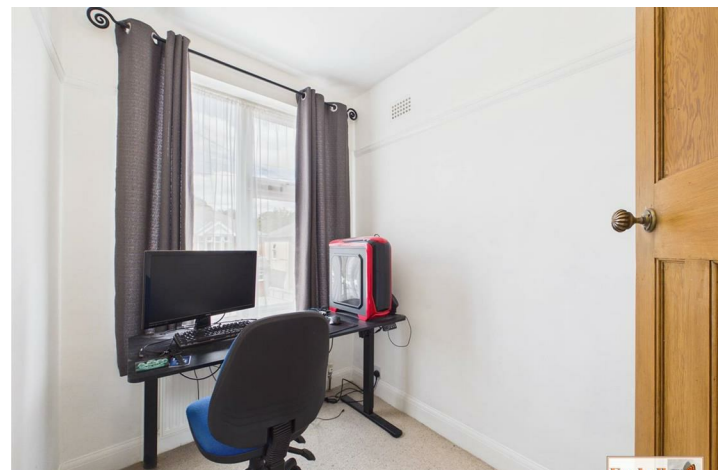
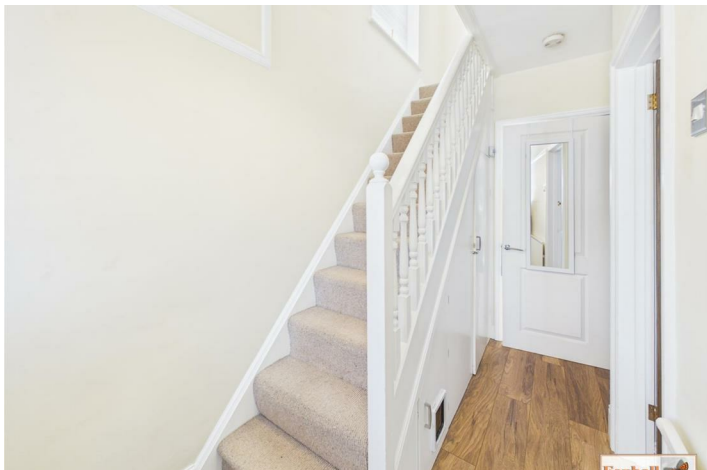
mainly laid to lawn, fully enclosed with a large shed approx 4'5" x 7'11" at the rear, decking area suitable for alfresco dining, entertaining etc and a garage / shed approx 9'5" x 11'5" with wooden doors and a large pedestrian gate into the rear garden via the shared drive from the front.

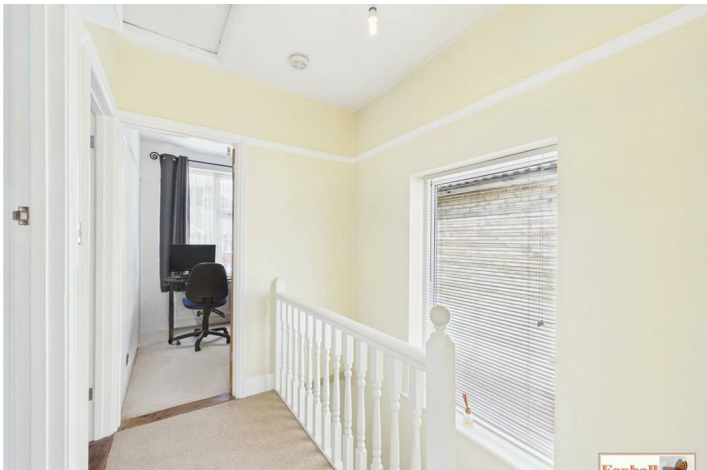
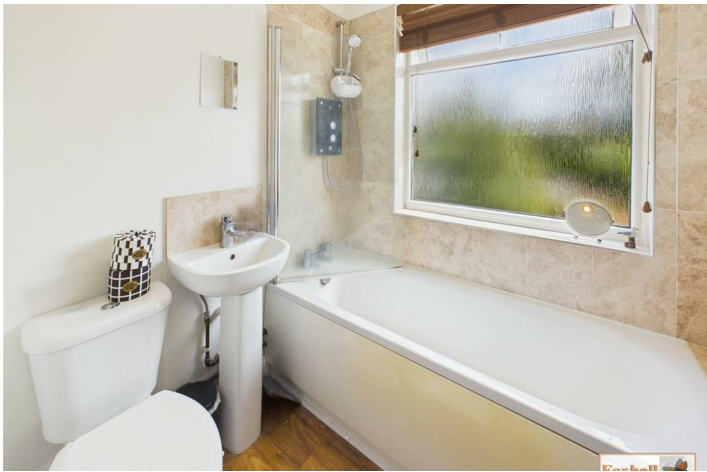
Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



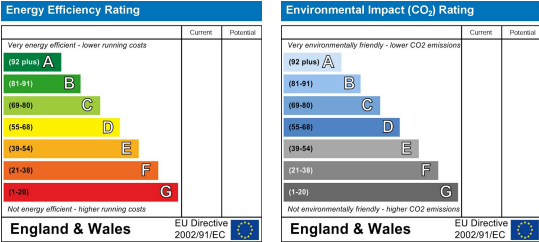
Floor Plan



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.