

Foxhall



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Hutland Road

East Ipswich, Ipswich, IP4 4HG

Asking price £235,000



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Entrance Lobby

UPVC cottage style front door into the entrance lobby, integrated door mat, side aspect door into the lounge, side aspect door into the dining room and stairs to the first floor.

Lounge

12'1" x 11'5" (3.69 x 3.50)

Front aspect double glazed sash window, built in shutters, feature fireplace, radiator and tiled flooring.

Dining Room

14'4" x 12'0" (4.37 x 3.67)

Front aspect double glazed sash window, built in shutters, radiator, carpeted flooring. Side aspect door to the hallway and open through to the kitchen.

Kitchen

14'3" x 6'10" (4.36 x 2.09)

Base and eye level units, rolled edge worktops with tiled splashbacks, space for a Rangemaster style oven with stainless steel splash-back and extractor, integrated stainless steel sink and drainer, space for fridge, space for freezer, space and plumbing for a washing machine, space for a slimline dishwasher, two rear aspect double glazed windows and tiled flooring.

Hallway

Under-stairs storage cupboard, side aspect door into the bathroom, rear aspect UPVC double glazed door into the garden and tiled flooring.

Bathroom

11'5" x 6'9" (3.49 x 2.08)

Four piece suite comprising a panel bath with central stainless steel mixer taps and tiled splash-backs, double width shower cubicle, hand wash basin into vanity unit,

low level W.C., rear aspect frosted double glazed window, radiator and vinyl flooring.

Landing

Rear aspect double glazed window, side aspect doors into bedroom one and the W.C, rear aspect door into bedroom two and carpet flooring.

Bedroom One

12'7" x 11'8" (3.84 x 3.58)

Front aspect double glazed sash window, built in wardrobes, over stairs storage cupboard, radiator and carpet flooring.

Bedroom Two

11'4" x 8'10" (3.46 x 2.7)

Front aspect double glazed sash window, radiator and carpet flooring.

W.C.

Low level W.C., hand wash basin into vanity unit with tiled splash-back, extractor, radiator and vinyl flooring.

Rear Garden

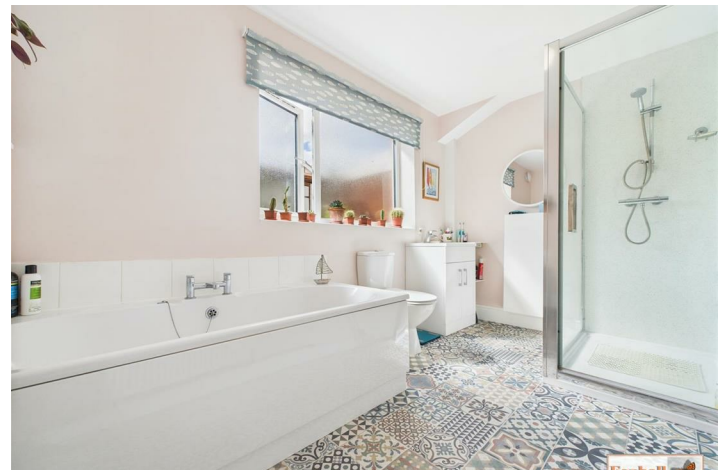
Enclosed to panel fencing the South facing rear garden is laid to a mixture of patio, lawn and a variety of mature shrubs and flower beds. There is a brick based shed to remain and gated side access out on to Allington Close.

Agents Notes

Tenure - Freehold

Council Tax Band - B







A satellite map view of a suburban area. A yellow location pin is placed on a road. The road is labeled "Woodbridge Rd" in white text with a black outline. The map shows residential streets, green spaces, and some commercial buildings. The Google logo is partially visible at the bottom left, and text at the bottom reads "bus, Landsat / Copernicus, Maxar Technologies".

Westerfield Rd
Tuddenham Rd
Colchester Rd
Spring Rd

Google
CALIFORNIA
Map data ©2026

Building 1 - Floor 0

Room	Dimensions (ft)	Dimensions (m)
Kitchen	6'10" x 14'3"	2.09 x 4.36
Bathroom	6'9" x 11'5"	2.08 x 3.49
Dining Room	12'0" x 14'4"	3.67 x 4.37
Lounge	12'1" x 11'5"	3.69 x 3.50

Building 1 - Floor 1

Room	Dimensions (ft)	Dimensions (m)
Bedroom One	11'8" x 12'7"	3.58 x 3.84
Bedroom Two	8'10" x 11'4"	2.70 x 3.46
WC	-	-
Landing	-	-

Building 2 - Floor 0

Room	Dimensions (ft)	Dimensions (m)
Shed/Workshop	5'7" x 10'11"	1.70 x 3.33

Approximate total area⁽¹⁾

Area	Value
909 ft ²	
84.3 m ²	

Footnotes:

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	67	80

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current	67	80

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