Foxhall

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Dover Road

Copleston Catchment, Ipswich, IP3 8JJ

Offers in excess of £230,000

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Furthermore access to Tesco Express is a short walk away and Ipswich Hospital is within a 15 minute walking distance.

All in all a highly superb position property extremely spacious and well presented awaits a very lucky new family.

Front Garden

Neatly enclosed by good condition modern panel fencing with a pitched roof covered area and porchway with feature tiling.

Entrance Hallway

Replacement double glazed front entrance door through to the entrance hallway, radiator, stairs rising to the first floor and doors to the dining room and the kitchen.

Lounge

11'10" x 10'8" (3.62 x 3.27)

Lovely westerly facing lounge which gets the sun nicely in the late afternoons. The centrepiece of the room is a brick built chimney breast incorporating a fireplace, recess and display arch, radiator and an archway through to the dining room.

Dining Room

11'3" x 10'11" (3.43m x 3.33m)

Radiator and window overloooking the rear garden.

Kitchen

14'2" x 8'10" (4.32m x 2.69m)

Extremely spacious kitchen which has an extensive range of fitted units comprising base drawers, cupboards and eye-level units, 1 1/2 bowl single drainer sink unit, fitted double oven with gas hob over and extractor fan above, ample worksurfaces, part tiled walls, window to side, double glazed French doors leading out to the rear garden, wall mounted boiler, large understairs storage cupboard and space and plumbing for a washing machine, dishwasher and a tumble dryer.

Landing

Doors to all bedrooms and the bathroom, built-in over stairs airing cupboard with shelved storage space and access to the loft.

Bedroom One

13'11" x 11'0" (4.25 x 3.37)

Good sized main bedroom with two windows to front and a radiator. The focal point of this room is a lovely original fireplace.

Bedroom Two

10'10" x 8'6" (3.32 x 2.61)

Lovely easterly facing room, the focal point of which is a beautiful original fireplace, radiator and a window to rear.

Bedroom Three

8'11" x 7'0" (2.72 x 2.15)

Radiator, window to rear with lovely views over the garden and fitted eye-level cupboards.

Bathroom

7'3" x 5'8" (2.21 x 1.75)

Modern bathroom with P shaped bath with Redring Expressions Revive Plus wall mounted shower over and curved screen, fully tiled walls, vanity unit wash basin with cupboards below, low-level W.C., chrome heated towel rail and window to side.

Rear Garden

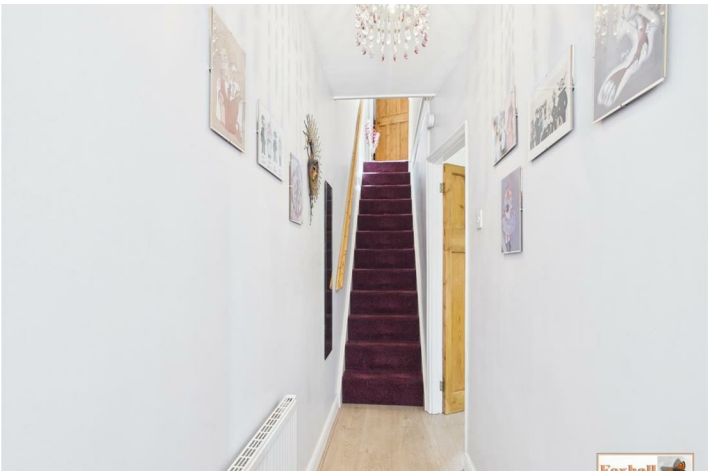
South easterly facing garden immediately behind the French doors leading from the kitchen is a delightful seating area which has been made by Regatta Outdoors. The garden structure is a louvered roof pergola which is also widely referred to as a bioclimatic or modern

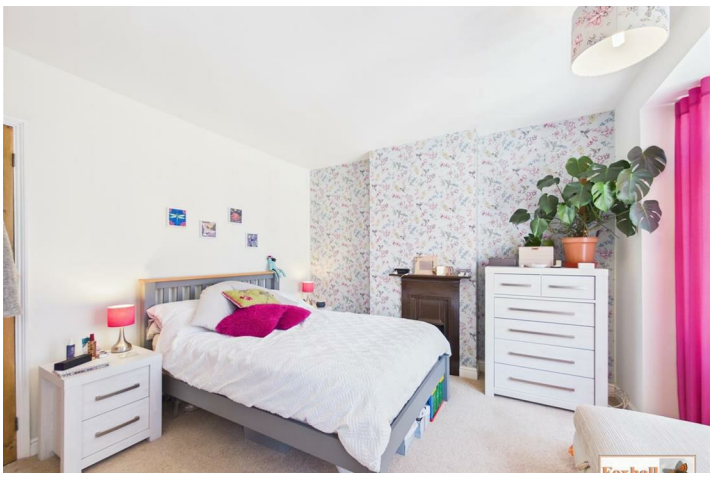
louvered gazebo. It is made from contemporary aluminium construction and features adjustable overhead slatted blades that can be rotated using a manual crank, this allows you to tilt the slats to let in sunlight and improve airflow or close them fully to create a watertight roof that funnels rainwater into an integrated gutter system and it also provides shade on a hot summer's day. This is a real feature to the garden.

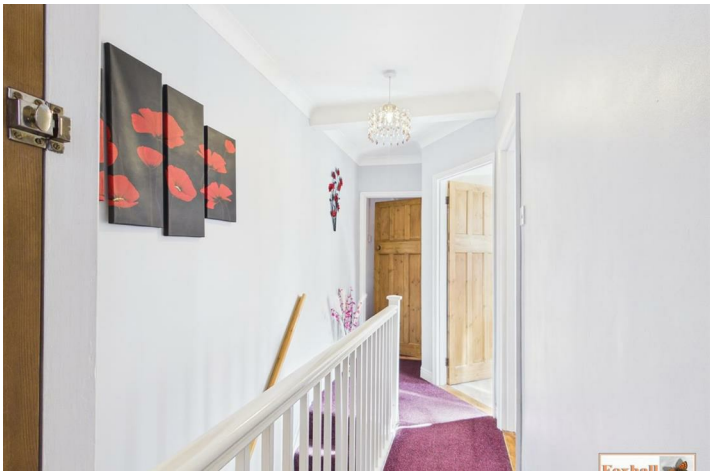
The garden also has a large paved area which is extremely well maintained with an excellent range of flower/shrub borders, a rear area of lawn, two good sized timber sheds in good condition which will remain. The entire garden is enclosed by panel fencing and is completely un-overlooked from the rear with side access gate to a passageway to the front of the property.

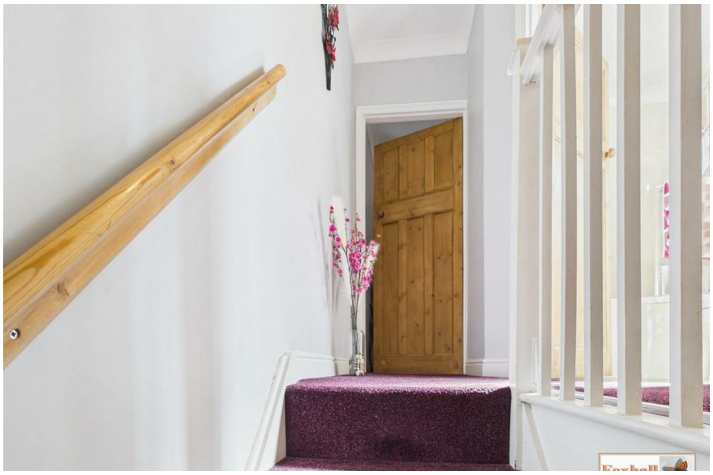
Agents Notes

Tenure - Freehold
Council Tax Band - B









Road Map

Hybrid Map

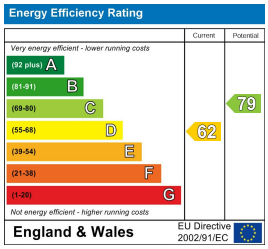
Terrain Map

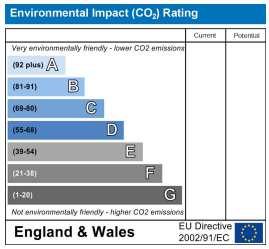
Floor Plan

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





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