

Foxhall



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St. Agnes Way

Kesgrave, Ipswich, IP5 1JZ

Price £425,000



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Front Garden

Block paved drive providing off-road parking in turn leading to the garage and gated side access to the rear garden. The remainder of the front is laid to mature shrubs with an exposed porch with outdoor lighting.

Entrance Hallway

Accessed by a double glazed entrance door, radiator, stairs rising to the first floor with storage space under, smooth ceiling, storage cupboard and doors giving access to lounge, kitchen breakfast room, dining room and ground floor cloakroom.

Lounge

19'2" x 10'3" (5.84m x 3.12m)

UPVC double glazed bay window to front, radiator, smooth corniced ceiling, feature fire surround with marble hearth and gas flame effect fire inset, carpeted flooring and spotlighting in the bay.

Kitchen Breakfast Room

14'9" x 10'7" (4.50m x 3.23m)

UPVC double glazed bay window to rear, 1 1/2 bowl stainless steel sink with mixer tap inset into a roll-edge worksurface with cupboards and drawers under and matching above, space and plumbing for a washing machine and dishwasher, space for a fridge, built-in double oven and built-in hob with extractor over. Radiator, tiled flooring, tiled splash-backs, smooth ceiling with inset spotlighting, double glazed door giving access to the rear garden, television point and personal door giving access to the garage.

Dining Room

9'9" x 9'1" (2.97m x 2.77m)

UPVC double glazed patio door giving access to the conservatory, smooth cornice ceiling, carpeted flooring and radiator.

Conservatory

13'9" x 8'6" (4.19m x 2.59m)

Victorian style conservatory of brick and UPVC double glazed construction, tile flooring, UPVC double glazed double doors giving access to the rear garden and two electric panel radiators.

Ground Floor Cloakroom

4'9" x 2'9" (1.45m x 0.84m)

UPVC double glazed window to side, low-level W.C., pedestal wash hand basin with tile splash-backs, radiator, smooth ceiling and carpeted flooring.

Landing

UPVC double glazed window to side, smooth ceiling providing loft access (partially boarded with lighting), airing cupboard and doors giving access to all the bedrooms and the family bathroom.

Bedroom One

13'1" x 10'2" (3.99m x 3.10m)

UPVC double glazed window to the front, radiator, smooth ceiling, built-in triple wardrobe, carpeted flooring and door giving access to the en-suite.

En-Suite

7'2" x 6'11" (2.18m x 2.11m)

UPVC double glazed window to the front, low-level W.C., pedestal wash hand basin, double shower cubicle with independent shower over, radiator, smooth ceiling with inset spotlighting and extractor fan, shaver point, wall light point and vinyl flooring.

Bedroom Two

12'2" x 8'5" (3.71m x 2.57m)

UPVC double glazed window to rear with views over the garden, radiator, smooth ceiling, carpeted flooring and built-in triple wardrobe.

Bedroom Three

9'2" x 7'8" (2.79m x 2.34m)

UPVC double glazed window to the rear, radiator, smooth ceiling with spotlighting and carpeted flooring.

Bedroom Four

9'1" x 7'5" (2.77m x 2.26m)

UPVC double glazed window to rear with views over the garden, radiator, smooth ceiling and carpeted flooring.

Bathroom

8'2" x 7'2" (2.49m x 2.18m)

Four piece family bathroom suite, UPVC double glazed window to front, low-level W.C., shaped and panel bath with a mixer tap and shower attachment, fully tiled shower cubicle with independent shower over, pedestal wash hand basin with tiled splash-backs, shaver point, radiator, tile effect vinyl flooring, smooth ceiling with inset spotlighting and part tiled walls.

Rear Garden

Commences with a paved patio area then steps up to a lawn area with mature fruit trees to a feature circle patio area which we understand from the vendor "is a bit of a suntrap", shed and greenhouse to remain, outside tap and the remainder being mature trees and shrubs.

Garage

17'7" x 8'5" (5.36m x 2.57m)

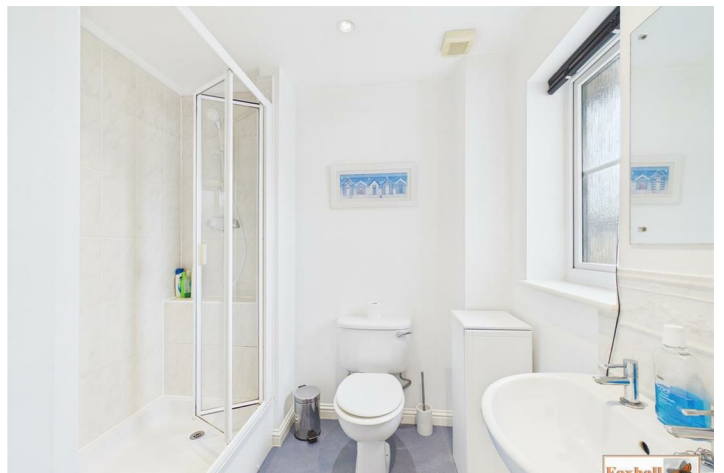
Up and over door with power and light, wall mounted Worcester boiler and personal door giving access to the kitchen breakfast room.

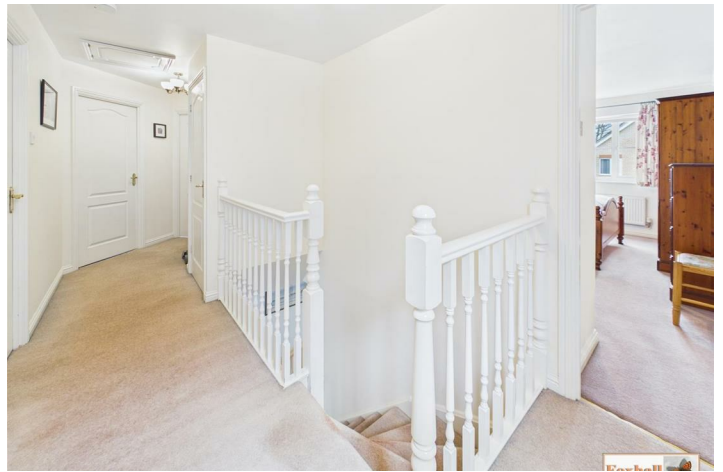
Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



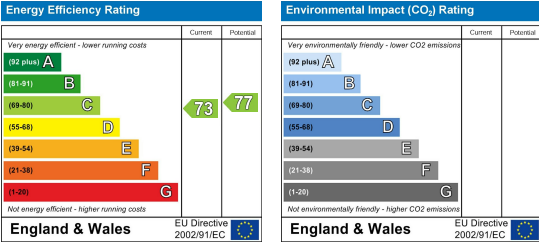
Floor Plan



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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