

# Foxhall



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## Sandown Road

The Crofts, Ipswich, IP1 6RE

Offers in excess of £280,000



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## Front Garden

Mostly laid to lawn with shingle borders with pathway to the entrance porch and off road parking for two vehicles comfortably leading up to the garage.

## Entrance Porch

4'9 x 3'4 (1.45m x 1.02m)

Entry via a double glazed obscure door which faces the side and double glazed obscure windows to the front and side. Laminate flooring, lighting and a double glazed uPVC door into the entrance hall.

## Entrance Hall

Coving, radiator, access to the loft (light, boarded and ladder), airing cupboard which holds a Baxi boiler which was fitted in March 2025, laminate flooring and doors to bedrooms one, two and the kitchen, shower room and lounge.

## Kitchen

11' x 10' (3.35m x 3.05m)

Double glazed window facing the rear, double glazed obscure door to the rear going out to the garden, spotlights, coving, radiator, wall and base units with cupboards and drawers, plumbing for a dishwasher, space for a fridge, built in oven, gas hob and cooker hood above, one and a half sink bowl and drainer unit with mixer tap over and tiled splashback.

## Lounge

16'4 x 12' (4.98m x 3.66m)

Coving, wall lighting, feature fireplace with a stone base and surround, wooden mantle and electric fire (not tested) and through to the snug / sun room.

## Snug / Sun Room

10'4 x 9'9 (3.15m x 2.97m)

Wall lights, laminate flooring, double glazed windows to

the rear and side, pitched roof with a fan light, radiator and double glazed French style doors into the garden.

## Bedroom One

12'10 x 10' (3.91m x 3.05m)

Double glazed window to front, coving, radiator and natural wood flooring.

## Bedroom Two

10'10 x 8'6 (3.30m x 2.59m)

Double glazed windows to both the front and side and radiator.

## Shower Room

7' x 5'11 (2.13m x 1.80m)

Double glazed obscure window to the side, coving, spotlights, extractor fan, walk in shower cubicle with splashback boarding, vanity unit with inset wash hand basin and mixer tap over, low flush W.C., fully tiled walls and flooring and radiator.

## Rear Garden

Fully enclosed via panelled fencing unoverlooked south westerly facing rear garden, mostly laid to lawn with flower bed borders with a mixture of mature trees and plants. Small decking area to the rear of the garden gives a lovely seating area. Directly off the back of the property there is also a large block paved patio area with outside power, outside tap, outside lighting and a side door to garage.

## Garage

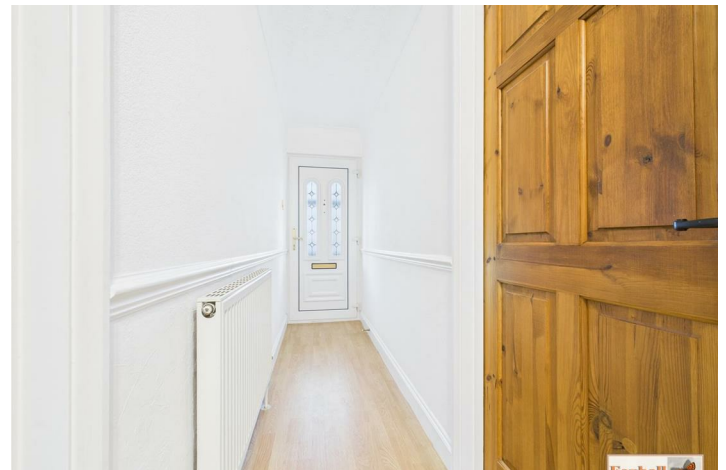
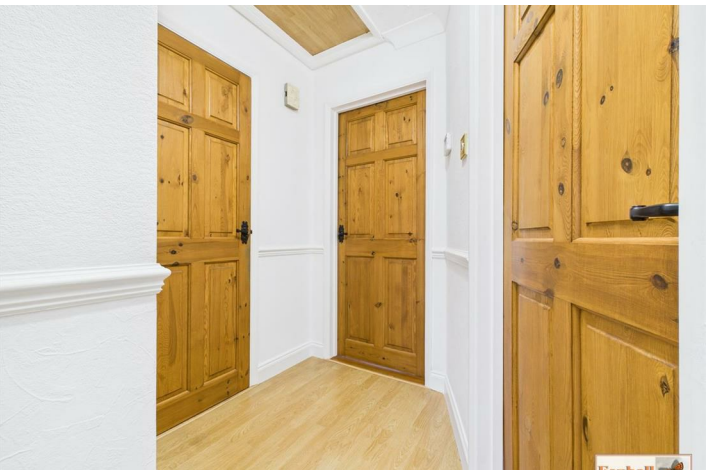
Manual up and over door, double glazed window to the rear, double glazed pedestrian door to the rear garden, lighting, power and plumbing for a washing machine.

## Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



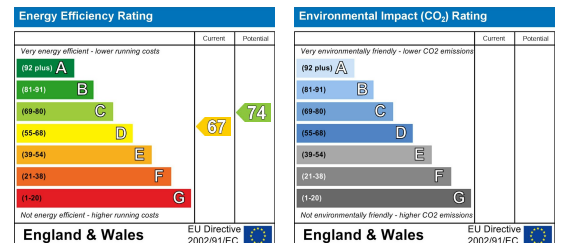
## Floor Plan



## 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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