

Foxhall



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Dobbs Drift

Kesgrave, Ipswich, IP5 2QG

Asking price £450,000



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Front Garden

Block paved driveway offering off-road parking for two vehicles with gated side access leading round to the rear garden.

Entrance Hallway

Entrance door, Oak style laminated flooring, radiator, Nest digital thermostat, cupboard under the stairs and doors to lounge, kitchen/diner and cloakroom

Cloakroom

Low-level W.C., pedestal wash hand basin, radiator and obscure double glazed window to side.

Lounge

19'6" x 10'3" (5.94m x 3.12m)

Double glazed bay window to front, fire surround with fire and a radiator.

Kitchen / Dining Room

24'5" x 9'9" (7.44m x 2.97m)

Kitchen Area - Well fitted comprising 1 1/4 bowl single drainer sink with a mixer tap, cupboards and integrated dishwasher under, good range of worksurface with pan drawers, cupboards and appliance space under, upright shelved storage, further upright with NEFF double/combi oven, NEFF hob, pull out storage, space for American style fridge freezer, downlighters, double glazed window to rear, door to garage and through to the dining area.

Dining Area - Breakfast bar, upright radiator, wine chiller, double glazed patio doors to outside.

Landing

Double glazed window to side, access to the loft, built in airing cupboard housing the water tank and doors to all bedrooms and the family bathroom.

Bedroom One

13'0" x 10'3" (3.96m x 3.12m)

Double glazed window to front, built-in wardrobe, radiator and door to en-suite.

En-Suite Shower Room

5'10" x 5'8" (1.78m x 1.73m)

Independent shower cubicle, low-level W.C., wash hand basin with cupboards under, downlighters, heated towel rail and obscure double glazed window to front.

Bedroom Two

9'3" x 8'5" (2.82m x 2.57m)

Double glazed window to rear, built in wardrobe and a radiator.

Bedroom Three

9'2" x 7'9" (2.79m x 2.36m)

Double glazed window to rear and a radiator.

Bedroom Four

9'2" x 7'5" (2.79m x 2.26m)

Double glazed window to rear and a radiator.

Bathroom

7'3" x 7'0" (2.21m x 2.13m)

Panel bath with mixer tap and shower attachment, low-level W.C., wash hand basin, radiator, extractor fan and an obscure double glazed window to front.

Rear Garden

Excellent size south-westerly facing with paved patio with retaining wall, the garden itself is mainly laid to artificial lawn enclosed by timber fencing.

Garage

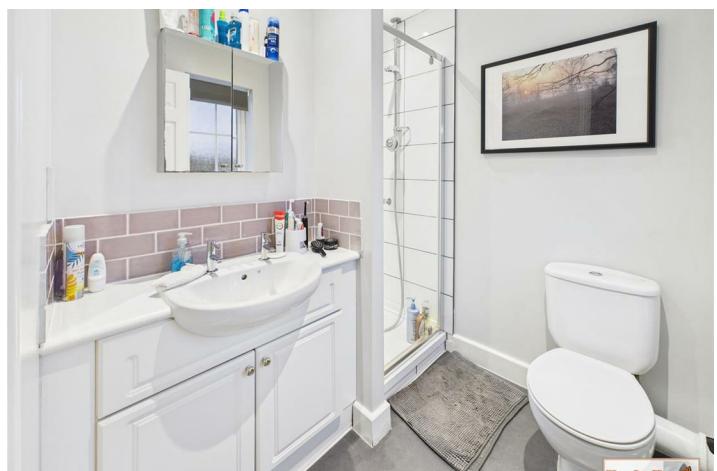
17'10" x 8'3" (5.44m x 2.51m)

Integral garage with up and over door, power and light, wall mounted boiler.

Agents Notes

Tenure - Freehold
Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



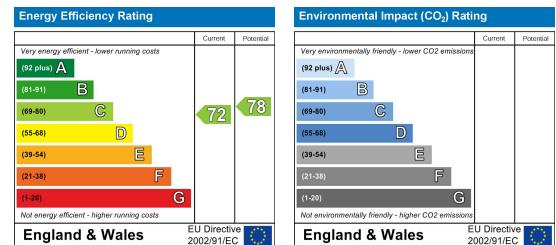
Floor Plan



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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