

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

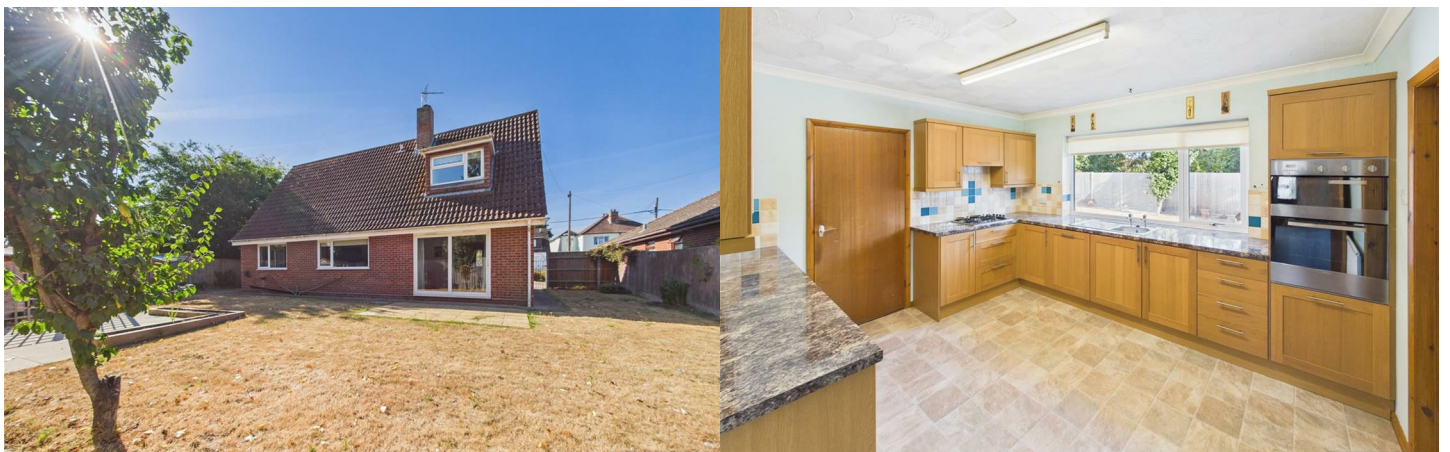
www.foxhallestateagents.co.uk



St. Olaves Road

Kesgrave, Ipswich, IP5 2NR

Price £430,000



St. Olaves Road

Kesgrave, Ipswich, IP5 2NR

Price £430,000



Front Garden

Accessed via a ample driveway providing off-road parking for several vehicles and gives access to the garage with the remainder landscaped to stone and mature shrubs with outdoor lighting and dual access to the rear garden.

Entrance Porch

Entry via a UPVC double glazed entrance door with UPVC double glazed window to front, textured ceiling, carpeted flooring and door giving access to the entrance hallway.

Entrance Hallway

Stairs to the first floor with storage space under, radiator, textured ceiling, telephone point and doors giving access to the lounge, dining room, kitchen bedroom three and shower room.

Lounge

19'10" x 13'5" (6.05m x 4.09m)

UPVC double glazed window to front, radiator, feature fireplace with gas flame effect fire inset, wall light point, carpeted flooring, coved and textured ceiling and double doors giving access to the dining room.

Dining Room

13'0" x 11'2" (3.96m x 3.40m)

UPVC double glazed window to side, UPVC double glazed patio doors giving access to the rear garden, radiator, textured and coved ceiling, carpeted flooring and door giving access to the kitchen.

Kitchen

13'0" x 10'10" (3.96m x 3.30m)

UPVC double glazed window to rear, built-in double oven, built-in hob with hidden extractor hood over, built-in dishwasher, space for fridge freezer, single drainer stainless steel sink with hot and cold taps inset into a

rolled-edged worksurface with a wide range of cupboards and drawers under and matching above, coved and textured ceiling, radiator, tile effect vinyl flooring, tiled splash-back and door giving access to the utility room.

Utility Room

10'7" x 7'3" (3.23m x 2.21m)

UPVC double glazed window to rear overlooking the garden, space and plumbing for a washing machine, single drainer stainless steel sink with hot and cold taps inset into a rolled-edged worksurface with cupboards and drawers under, tiled splash-backs, Ideal Mexico boiler which is approx 8 years old and regularly serviced, radiator, tile effect vinyl flooring, textured and coved ceiling, UPVC double glazed door giving access to the side courtyard.

Ground Floor Bedroom Three

11'11" x 10'7" (3.63m x 3.23m)

UPVC double glazed window to the side, radiator, textured ceiling, carpeted flooring, range of built-in wardrobes and a walk-in storage cupboard.

Ground Floor Shower Room

7'7" x 7'5" (2.31m x 2.26m)

UPVC double glazed window to the side, low-level W.C., vanity wash hand basin with a mixer tap and vanity mirror over, textured ceiling with spotlighting, shower cubicle with independent shower over, part tiled walls, carpeted flooring and a radiator.

Landing

Access to the loft which is part boarded, eaves storage, textured ceiling, doors giving access to bedrooms one, two and the bathroom, UPVC double glazed window to front, airing cupboard and carpeted flooring.

Bedroom One

13'8" x 12'11" (4.17m x 3.94m)

UPVC double glazed window to rear, radiator, range of built-in wardrobes, eaves storage space, textured ceiling and carpeted flooring.

Bedroom Two

13'10" x 10'8" (4.22m x 3.25m)

UPVC double glazed window to side, radiator, built-in double wardrobe, eaves storage space, textured ceiling and carpeted flooring.

Family Bathroom

11'4" x 6'6" (3.45m x 1.98m)

UPVC double glazed window to front, enclosed W.C., shaped and panelled bath with a mixer tap and shower attachment, vanity wash hand basin with mixer tap, storage cupboard, radiator, tile effect vinyl flooring, part-tiled walls and textured ceiling.

Rear Garden

Predominantly laid to lawn with a feature patio area with a shed to remain and also access to both sides. One side has a courtyard patio area with gated access to the front and access to the garage. The second is laid to lawn with gated access to the front.

Garage

20'4" x 9'11" (6.20m x 3.02m)

Up and over door with power and light and a personal door accessing the side courtyard.

Agents Notes

Tenure - Freehold

Council Tax Band - E







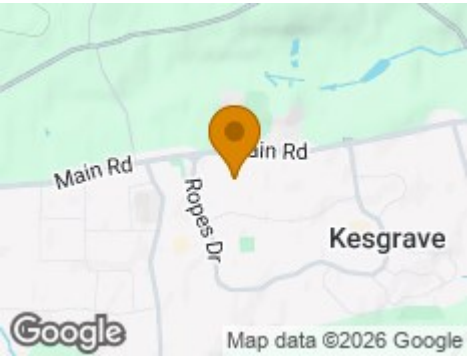
Road Map



Hybrid Map



Terrain Map



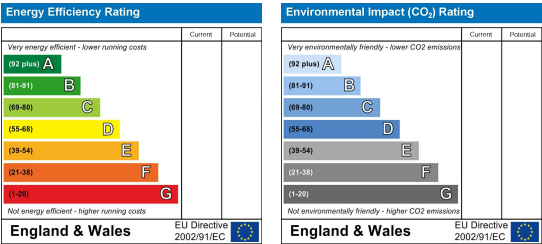
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.