

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



Felix Close

Kesgrave, Ipswich, IP5 1ES

Asking price £339,995



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Front Garden

Open plan front garden with driveway providing parking for two vehicles leading to the garage. The front garden is neatly laid to lawn with established shrubs and side access via a gate leading to the rear garden.

Entrance Hallway

Double glazed side entrance door through to entrance hallway with laminate flooring, two covered radiators, dado rail and wood panelling, two large storage cupboards, recessed ceiling spotlights, loft access with double opening wooden doors to the loft space which has had upgraded insulation.

Dining Room

11'6" x 9'9" (3.51m x 2.97m)

Access via double door from the hallway, laminate floor, radiator, natural light sun tube and access to the lounge

Lounge

16'9" x 11'11" (5.11m x 3.63m)

Window to front with views looking down Felix Close, radiator and dado rail.

Kitchen/Breakfast Room

11'8" x 9'0" (3.56m x 2.74m)

Beautiful double aspect kitchen/breakfast room with windows both easterly and southerly making this a very bright and sunny room for a good part of the day, excellent range of fitted units comprising base drawers, cupboards and eye-level units, breakfast bar, worksurfaces, radiator, door leading through to the conservatory, single drainer sink unit with picture window looking directly out over the garden, recessed ceiling spotlights, plumbing for a washing machine, space for a fridge, plumbing for a dishwasher, fitted electric double oven with gas hob and extractor hood.

Conservatory

11'4" x 10'6" (3.45m x 3.20m)

Lovely large brick and glazed conservatory with double doors opening directly out onto the patio with an electric wall heater with power and light. The conservatory, originally constructed by Homestyle Windows, with fitted blinds throughout which will stay along with the cane furniture. The replacement polycarbonate roof was fitted by Homestyle Windows in April 2017 with a 10 year guarantee.

Bedroom One

11'11" x 10'10" (3.63m x 3.30m)

Extensive range of Sharps fitted bedroom furniture comprising twin double wardrobes, chest of drawers and bedside units, radiator and a window to side.

Bedroom Two

12'4" x 8'11" (3.76m x 2.72m)

Window to front and a radiator.

Bedroom Three

8'10" x 6'8" (2.69m x 2.03m)

Radiator and window to side.

Bathroom

8'11" x 7'8" (2.72m x 2.34m)

The bathroom has a fitted bath with tile surround and a separate fully tiled shower enclosure, two windows to side, recessed ceiling spotlights, W.C., wash hand basin and tiled floor, pine strip ceiling, with door to airing cupboard which houses a Viessman boiler, (last serviced November 2025) and electric meter.

Rear Garden

One of the main features of the property is the large southerly facing rear garden which is completely un-overlooked from the rear. The garden has a wealth of established shrubs, trees, roses, bulbs and a superb

monkey puzzle tree to the rear. There are fruit trees, including a pear tree, apple tree, lean to greenhouse on the rear of the workshop, outside tap plus a sturdy side gate. Lovely fully enclosed and sheltered south facing patio area ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. The vendor has told us that the garden backs onto different properties and none of the fences are the responsibility of number 22.

Side Garden

On the other side of the bungalow to the garage is an additional side area of garden which is fully enclosed offering potential if required for a further side extension to the bungalow (subject to planning permission).

Garage

21'3" x 8'3" (6.48m x 2.51m)

Longer than average garage with an electric roller Garolla door fitted in April 2021 supplied with power and light and a UPVC side door leading into the rear garden.

Outbuilding

17'6" x 11'4" (5.33m x 3.45m)

Large timber outbuilding with two windows to side making this full of sunshine and natural light and ideal for anyone with hobbies with the potential to be used as a home office or garden room. The building has a concrete floor and is supplied with extensive range of double fitted sockets and light with an access door direct from the garden.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



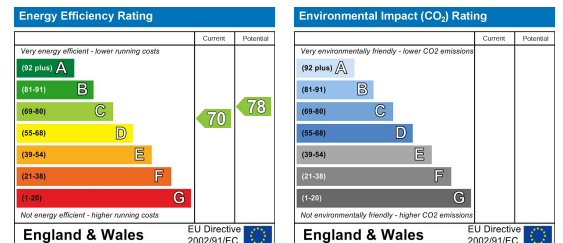
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.