

Foxhall



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York Road

East Ipswich, IP3 8BX

Guide price £275,000



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SITUATED IN HIGHLY SOUGHT AFTER EAST IPSWICH LOCATION - THREE BEDROOMS (TWO WITH VICTORIAN STYLE FIREPLACES) - SEMI-DETACHED EXTENDED HOUSE - MODERN KITCHEN / BREAKFAST ROOM EXTENDED AND FITTED IN 2017 WITH NEW CUPBOARD DOORS AND DRAWER FRONTS FITTED JUST THIS YEAR - OPEN PLAN LOUNGE /DINER WITH FEATURE FIREPLACE - OFF ROAD PARKING FOR TWO VEHICLES VIA BLOCK PAVED DRIVEWAY - REAR GARDEN WITH PERGOLA EATING AREA, PERGOLA GARDEN KITCHEN, PATIO AREA AND LAWN AREA - BAXI COMBI BOILER REGULARLY SERVICED - ALL NEW DOUBLE GLAZED WINDOWS AND DOORS REPLACED IN 2020 - MODERN BATHROOM WITH P SHAPED BATH AND SHOWER OVER WITH VANITY BASIN AND W.C. - ORIGINAL FEATURES - COPLESTON HIGH SCHOOL CATCHMENT AREA

Foxhall estate agents are delighted to offer for sale this three bedroom semi detached extended house with off road parking in popular East Ipswich location.

The property comprises three good sized bedrooms (two with Victorian style fireplaces), modern family bathroom with p shaped bath and shower over, open plan lounge / diner with feature fireplace and extended kitchen / breakfast room. The property is presented well and in keeping with today's modern decor. The kitchen / breakfast room was extended and re-fitted in 2017 and has just been updated with new doors and drawer fronts this year. Comprising of integrated appliances, wine

rack, breakfast bar and French doors opening out to the rear garden.

The property also benefits from all new windows and doors in 2020 together with a low maintenance front garden with block paved off road parking for a couple of vehicles. The rear garden is mainly laid to lawn however has a garage for storage, pergola eating area as well as a pergola garden kitchen, patio area and shed to stay.

The current owners have kept many of the original features and enhanced the same such as the Victorian fireplaces, high skirting boards, picture rails and incorporated modern accents such as spotlights, integrated appliances and modern flooring.

There is central heating via a wall mounted combination Baxi boiler and radiators regularly serviced.

Ipswich's popular east location offers a range of local amenities including supermarkets, easy access to town centre and waterfront, good school catchments (subject to availability) and access onto the A12 / A14.

In the valuer's opinion an early internal viewing is highly advised

Front Garden

Block paved driveway with drop kerb suitable for two vehicles and pedestrian access through to the rear garden. Attractive corbels on the front of the property and an outside light.

Entrance Porch

UPVC glazed door into the porch, tiled walls, spotlight and a fixed light, integrated mat and a door to the entrance hallway.

Entrance Hallway

Front door, picture rails, carpet flooring, radiator, stairs up to the first floor and wooden glazed door into the lounge / diner.

Lounge / Diner

22'4" x 12'2" (6.81m x 3.71m)

Original wooden floors throughout, open style Victorian style fireplace with wooden surround and tiled hearth, aerial point, phone point, double glazed window to the front with fitted blinds, high skirting boards, radiator, picture rails and through to the dining area with original wooden flooring, double glazed window to the side, radiator with bespoke wooden cover, cupboard under the stairs and an arch through to the kitchen.

Kitchen / Breakfast Room

9'11" x 6'10" & 13'5" x 6'6" (3.02m x 2.08m & 4.09m x 1.98m)

Comprising of wall and base units with cupboards and drawers under, solid worksurfaces over, Asterite 1 1/2 sink bowl drainer unit with a mixer tap, splash-back tiling, double glazed window to the side, double glazed French doors out onto the rear garden, tiled flooring, radiator, space and plumbing for a washing machine, integrated wine rack, integrated hob and oven with a stainless steel glass extractor over, spotlights, coving, cupboard housing the wall mounted Baxi boiler regularly serviced, integrated fridge and freezer, integrated dishwasher, raised wooden splash-back and tiled splash-backs, extra bespoke storage and a door to the bathroom.

Bathroom

10'6" x 6'2" (3.20m x 1.88m)

P shaped bath with handheld shower over and mixer taps, splash-back tiling, vanity hand wash basin and low-flush W.C plenty of extra storage in the vanity unit, mirror with integrated light, upright radiator, coving, extractor fan and a double glazed obscure window to the side with fitted blind.

Landing

Doors to bedrooms one, two and three, carpet flooring, picture rails, access to the loft with a drop down ladder and a storage cupboard.

Bedroom One

14'10" x 10'11" (4.52m x 3.33m)

Two double glazed windows to the front, radiator, carpet flooring and a Victorian style fireplace.

Bedroom Two

10'11" x 10'1" (3.33m x 3.07m)

Victorian style fireplace, carpet flooring, radiator, picture rails and double glazed window to the rear.

Bedroom Three

9'11" x 7'0" (3.02m x 2.13m)

Double glazed window to the rear, radiator and carpet flooring.

Rear Garden

Fully enclosed rear garden with outside tap, pedestrian gate through to the front, patio area leading to a main lawned area and access to the garage. Further into the garden there is a lovely kitchen garden with a barbeque area, stand for a pizza type oven if required, water butt / sink area, decking area, bar area with pergola over the top. Flower borders with hibiscus, honeysuckle, passion flower and wisteria on both sides of the rear garden leading to a shed at the rear and a further pergola eating area. The garden also has some fruit trees, mature trees and bushes and an outside light.

Garage

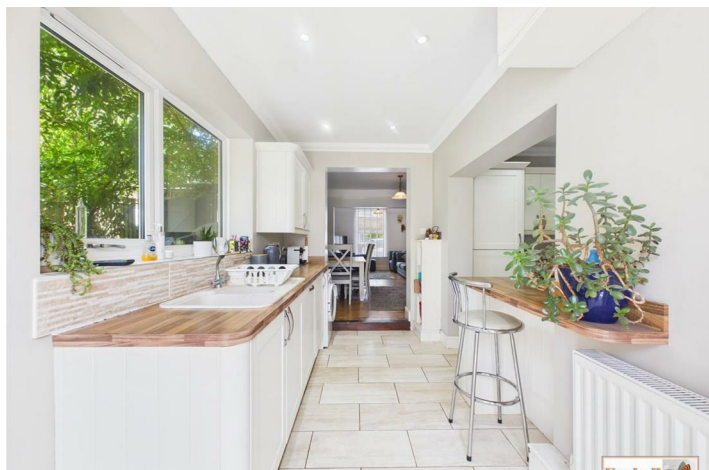
19'5" x 8'3" (5.92m x 2.51m)

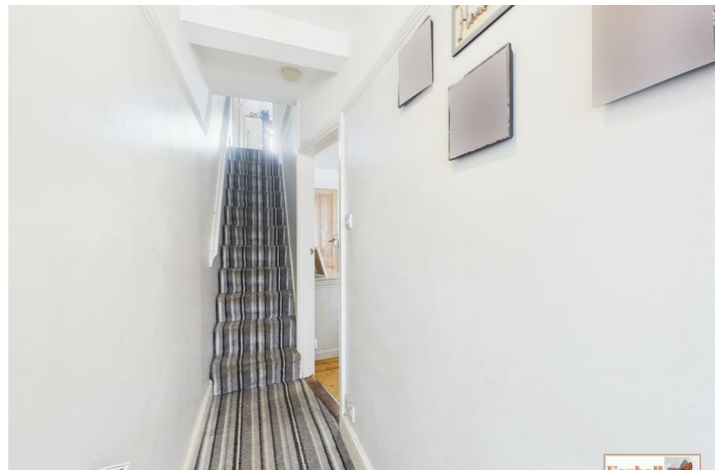
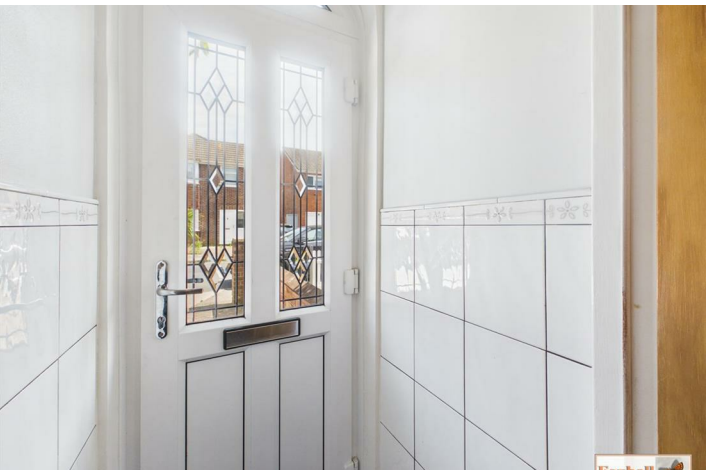
Plenty of space for storage with power and light with several windows and a door to the front and back, room for a chest freezer, tumble dryer as such like.

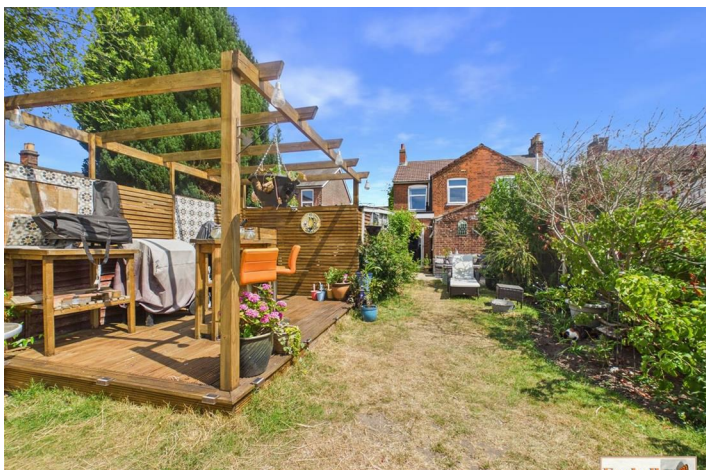
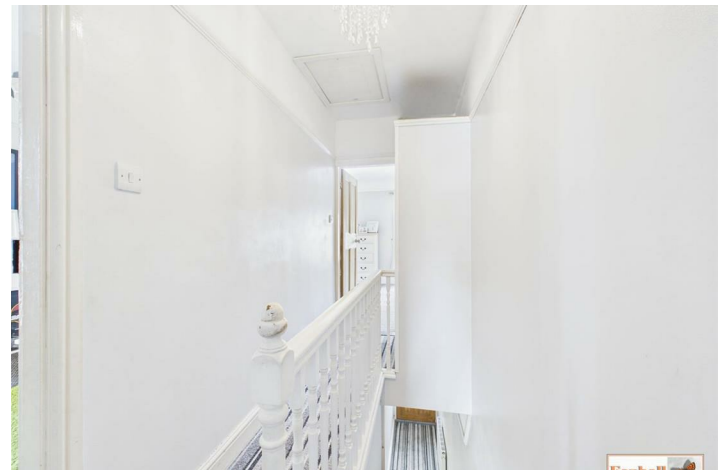
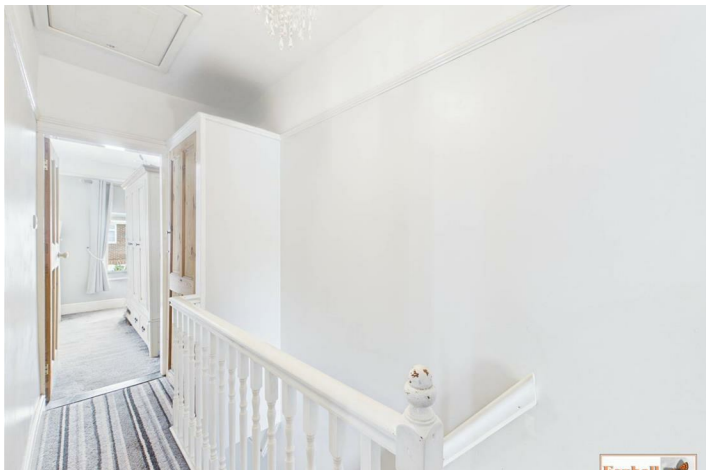
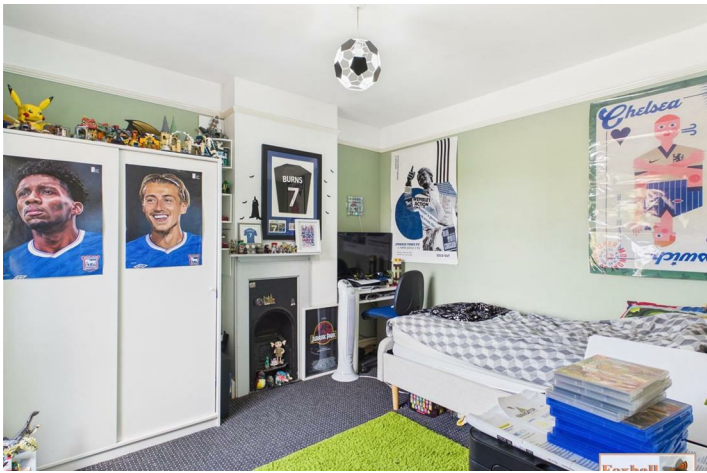
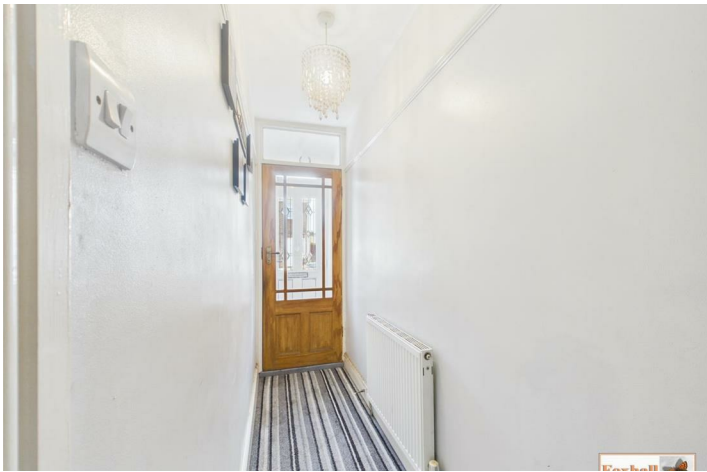
Agents Notes

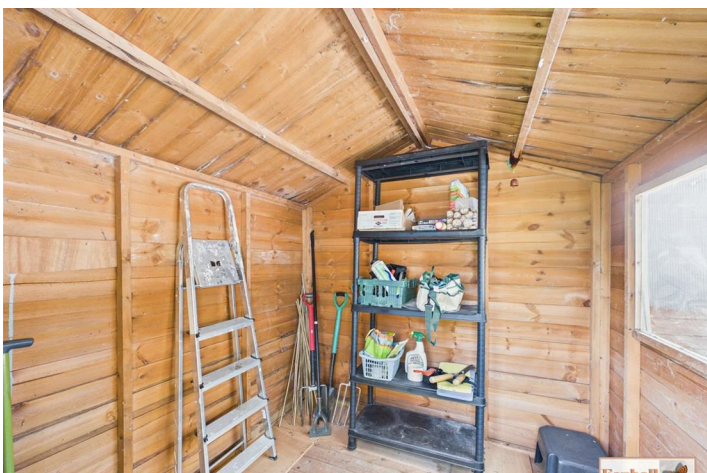
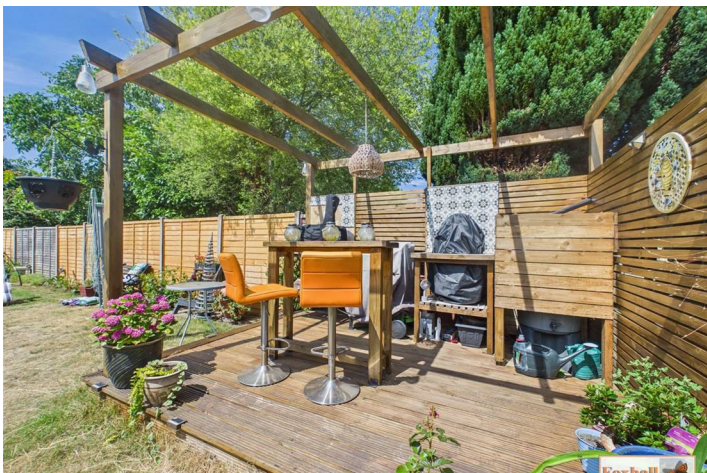
Tenure - Freehold

Council Tax Band - B





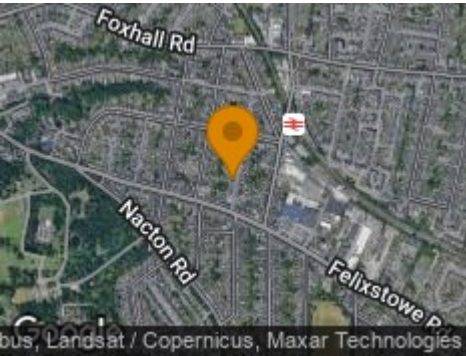




Road Map



Hybrid Map



Terrain Map



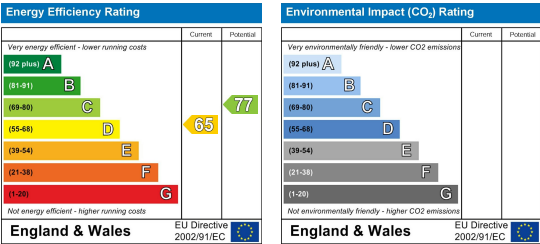
Floor Plan



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.