

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

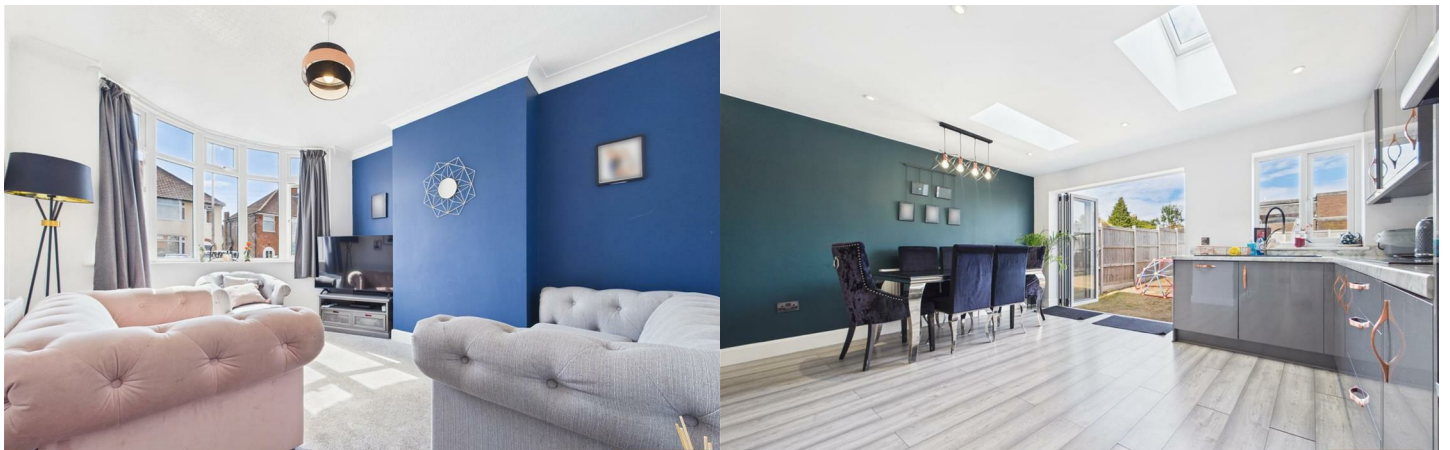
www.foxhallestateagents.co.uk



Ascot Drive

East Ipswich, IP3 9BX

Guide price £325,000



Ascot Drive

East Ipswich, IP3 9BX

Guide price £325,000



Front Garden

Mainly laid to lawn with an area laid to hard-standing providing off-road parking. There is gated side access leading to the rear garden and a front aspect door into the entrance hallway.

Entrance Hallway

Doors to the lounge and kitchen / dining / living area, understairs storage cupboard, stairs to the first floor, radiator and laminate flooring.

Lounge

11'7" x 11'0" (3.53m x 3.35m)

Front aspect double glazed bay window, radiator and carpet flooring.

Kitchen

9'0" x 6'3" (2.74m x 1.91m)

Base and eye-level units with marble effect worktops, integrated electric oven and grill, integrated electric hob with extractor over, integrated washing machine, integrated dryer, integrated dishwasher, integrated sink and drainer, space for a fridge freezer, rear aspect double glazed window and laminate flooring.

Dining Area

15'5" x 11'11" (4.70m x 3.63m)

Rear aspect double glazed bi-fold doors into the garden, two roof lights, radiator and laminate flooring.

Living Area

11'6" x 10'3" (3.51m x 3.12m)

Door to the hallway, radiator and laminate flooring.

Landing

Doors to all bedrooms, the bathroom and W.C., frosted double glazed window, loft access and carpet flooring.

Bedroom One

11'7" x 10'11" (3.53m x 3.33m)

Front aspect double glazed bay window, radiator and carpet flooring.

Bedroom Two

11'8" x 7'11" (3.56m x 2.41m)

Rear aspect double glazed window, built-in sliding wardrobes, radiator and carpet flooring.

Bedroom Three

8'10" x 5'8" (2.69m x 1.73m)

Front aspect double glazed window, radiator and carpet flooring.

Bathroom

6'7" x 4'11" (2.01m x 1.50m)

Panelled bath with stainless steel mixer taps, riser and hand-held shower attachment, hand wash basin into vanity unit, towel rail, rear aspect double glazed frosted window, half tiled walls and lino flooring.

Seperate W.C.

Low-level W.C., side aspect double glazed frosted window, half-tiled walls and lino flooring.

Rear Garden

62' (18.90m)

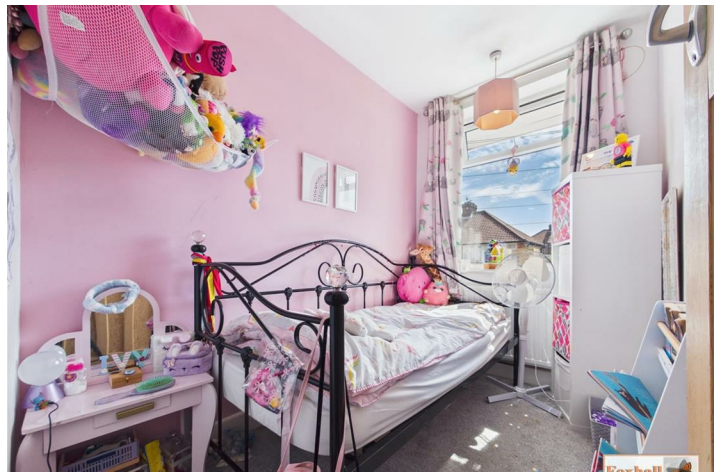
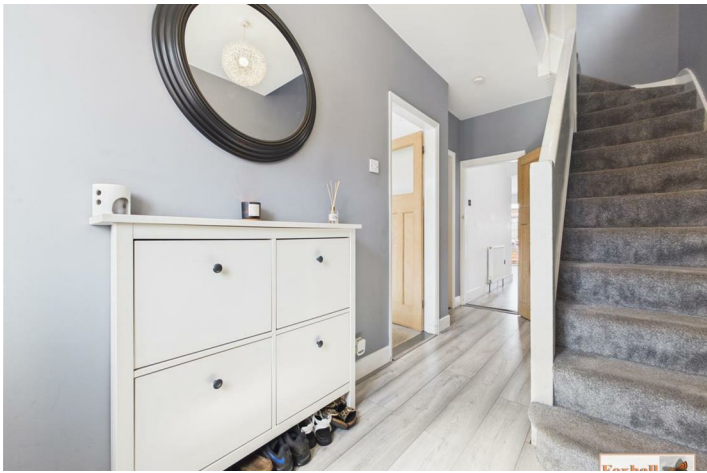
The westerly facing rear garden is enclosed to panel fencing, mainly laid to lawn with a patio area and wooden storage shed. There is gated side access round to the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



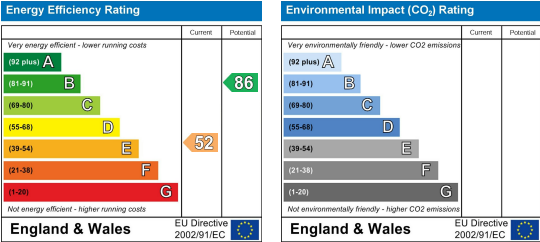
Floor Plan



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