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**Sherborne Avenue**

**Northgate Catchment, Ipswich, IP4 3DS**

**Guide price £325,000**



# Sherborne Avenue

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## Front Garden

Mid height brick wall to the front of the property, mainly laid to lawn, path to the right hand side for pedestrian access and a driveway to the left hand side suitable for parking 2-3 vehicles.

## Entrance Hallway

Stained glass door into the entrance hallway, radiator, telephone point, doors to kitchen, shower room, lounge, bedroom one, bedroom two and the formal lounge, also has dado rail, picture rail, cupboard housing the wall mounted Alpha combination boiler plus storage and the loft hatch, with original wood flooring.

## Kitchen

**9'3" x 9'1" (2.82m x 2.77m)**

Comprising of wall and base units with cupboards and drawers under worksurfaces over, stainless steel gas hob, in-built oven, splashback tiling, Franke sink bowl drainer unit with a mixer tap over, space and plumbing for a washing machine, radiator, vinyl flooring, double glazed obscure window to the side, double glazed window to the rear, large cupboard suitable for housing a full height american style fridge freezer, this has a further obscured window to the side and picture rail.

## Shower/Wet Room

**6'6" x 5'8" (1.98m x 1.73m)**

Wet room with a Mira Advanced Flex electric shower, pedestal wash hand basin, low flush W.C, double glazed obscure window to the side, extractor fan and heated towel rail.

## Formal Lounge

**13'7" x (4.14m x )**

Double glazed bay window to front with stained glass windows, carpet flooring, high skirting, picture rails, radiator, telephone point, feature fireplace with gas fire and wall lights

## Bedroom One

**11'11" x 10'5" (3.63m x 3.18m)**

Double glazed window to the front with stained glass, radiator, carpet flooring, phone point, picture rails, cupboard housing the fuse board and gas mains in the corner.

## Bedroom Two

**8'9" x 7'6" (2.67m x 2.29m)**

Laminate flooring, high skirting board, picture rails, double glazed window to the side and a radiator.

## Dining Room

**11'10" x 10'9" (3.61m x 3.28m)**

Double glazed bay window to the rear, radiator, carpet flooring, feature fire place with gas fire and an aerial point.

## Rear Garden

**31'4" x 23'2" (9.561 x 7.085)**

Fully enclosed rear garden mainly laid to lawn with a patio area and a path to the rear. Borders packed with shrubs, plants and bulbs to both sides and centrally, shed approx 6' x 8', an outside tap, pedestrian door to the garage and a pedestrian gate to the other side with a small outside brick storage to the rear of the property.

## Garage/Carport

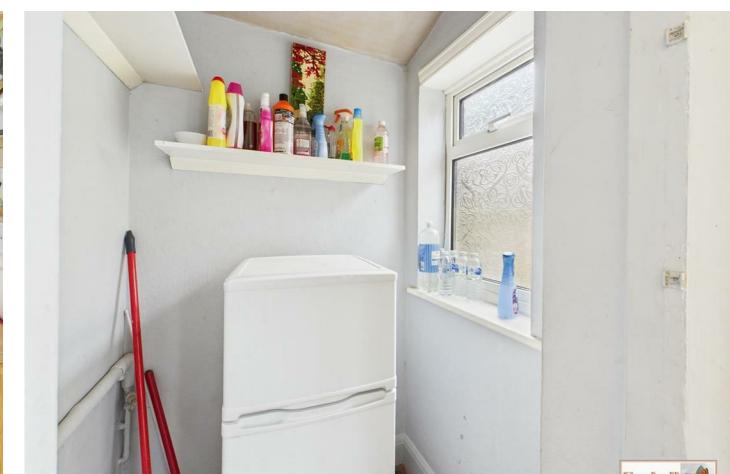
Two wooden double doors to the front, pedestrian door to the rear, windows to the rear, great for a workshop or to put a car under or trailer bikes or could even be used a potential utility room.

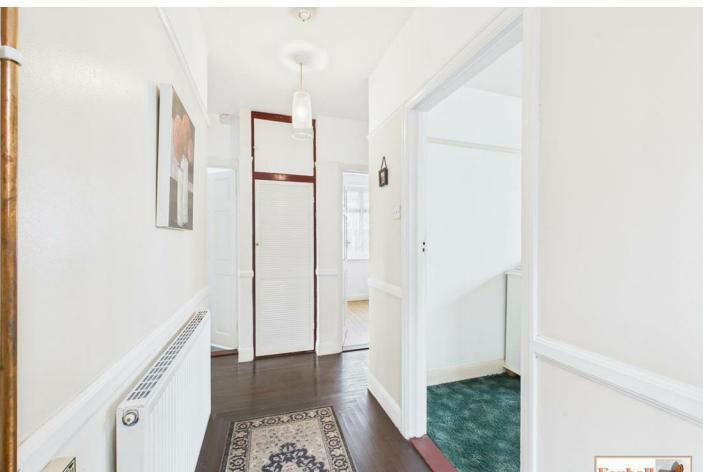
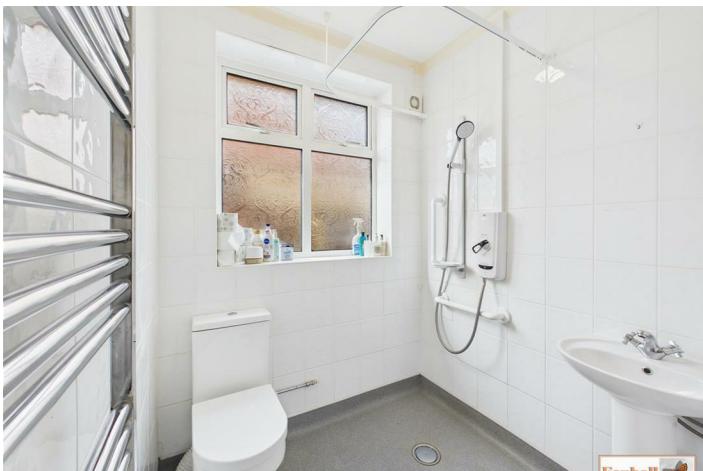
## Agents Notes

Tenure - Freehold

Council Tax Band - C

Subject to Probate





## Road Map



## Hybrid Map



## Terrain Map



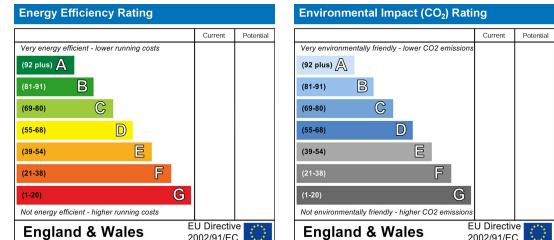
## Floor Plan



## 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.