

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

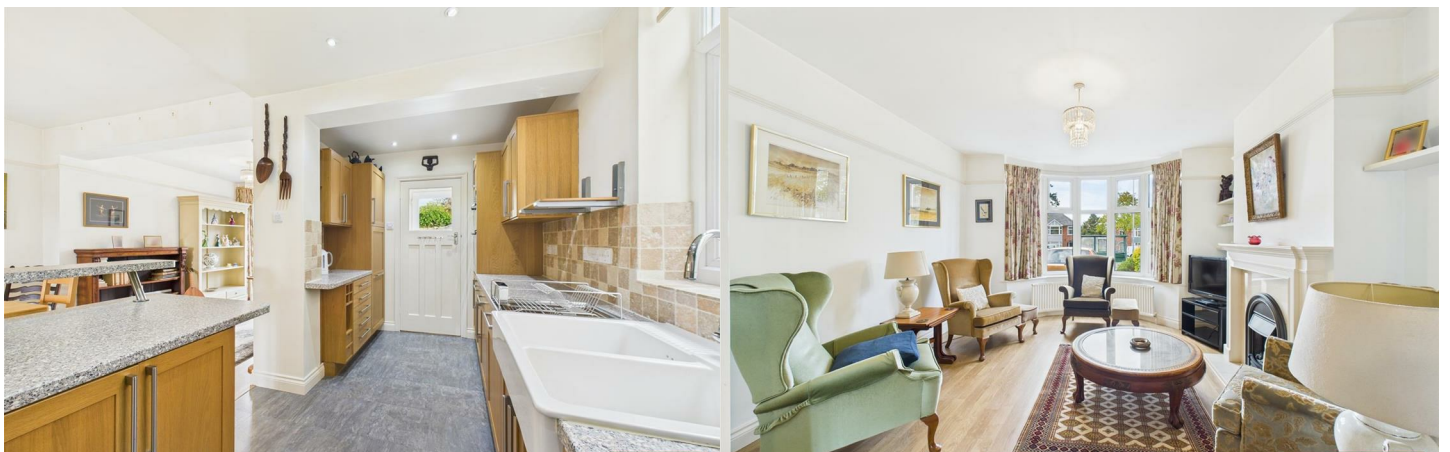
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## Clapgate Lane

South East, Ipswich, IP3 0RB

Asking price £285,000





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## Front Garden

Concrete imprinted driveway providing off-road parking with borders either side with hedging, gate to the side of the entrance door leading out to a pedestrian access around to the rear of the property.

## Entrance Hall

Entrance door into entrance hall, radiator, cupboard under the stairs, double glazed window to the side, burglar alarm panel, stairs off and doors to kitchen and dining area.

## Dining Area

20'4" x 8'9" (6.20m x 2.67m)

Light Oak style flooring, radiator, double glazed French style doors to the outside and through to the kitchen and lounge.

## Lounge

12'1" x 10'3" (3.68m x 3.12m)

Double glazed bay window to front, radiator, attractive fire surround with backing and hearth coal effect fire. shelving into recess, picture rail and light oak style flooring.

## Kitchen

13'8" x 7'5" (4.17m x 2.26m)

Well fitted comprising double bowl glazed sinks with a mixer tap with obscure double glazed window to side over, excellent range of roll-top worksurfaces with drawers cupboards and wall mounted cupboards over, NEFF double oven, upright with shelf pull out, water softener, five ring hob with extractor over, integrated dishwasher, space for a fridge freezer, downlighters and door to the utility room.

## Utility Room

7'5" x 3'2" (2.27 x 0.99)

Wall mounted Vaillant boiler and a double glazed door to outside.

## Landing

Obscure double glazed window to side, picture rail and doors to all bedrooms and the bathroom.

## Bedroom One

11'2" x 10'5" (3.40m x 3.18m)

Double glazed bay window to the front, radiator with cover and stripped floorboards.

## Bedroom Two

11'1" x 11'1" (3.40 x 3.38)

Double glazed window to rear, picture rail, access to the loft (which we understand from the vendor is majority boarded and has a ladder).

## Bedroom Three

7'4" x 5'11" (2.25 x 1.81)

Double glazed window to front, radiator and picture rail.

## Bathroom

5'11" x 5'7" (1.82 x 1.72)

Panel bath with mixer tap and shower attachment, pedestal wash hand basin with a mixer tap, low-level W.C., obscure double glazed window to rear and a heated towel rail.

## Rear Garden

Fully enclosed by timber fencing, of a low maintenance design with circular feature in the middle of the garden, large areas of shingle with decking immediately behind the property.

## Agents Notes

Tenure - Freehold

Council Tax Band - C













Road Map



Hybrid Map



Terrain Map



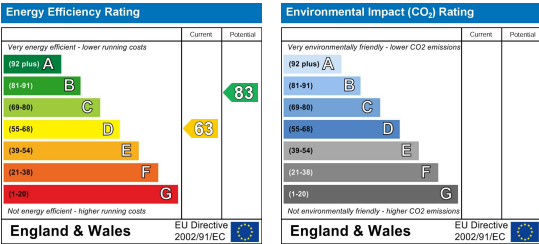
Floor Plan



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



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