

# Foxhall



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## Alberta Close

Kesgrave, Ipswich, IP5 1HS

Price £365,000



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# Alberta Close

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## Front Garden

Off-road parking via hardstanding concrete for five cars comfortably leading to a garage. The front garden is mostly laid to lawn with a mixture of mature plants and conifer trees with a pathway leading to the front door and also just in front of the garage there is a side gate into the rear garden.

## Entrance Hall

Entry via a double glazed obscure door to the front with a stained glass pattern with a double glazed obscure window to the side of the door facing the front, radiator, new carpets, a storage cupboard which houses the Baxi boiler and doors to bedrooms one, two, three, the bathroom and kitchen / diner.

## Bedroom One

13'11" x 9'11" (4.26 x 3.03)

Double glazed window facing the rear, radiator and new carpet flooring.

## Bedroom Two

12'3" x 8'10" (3.75 x 2.71)

Double glazed window facing the front, radiator and new carpet flooring.

## Bedroom Three

10'0" x 6'11" (3.07 x 2.11)

Double glazed window facing the front, radiator and new carpet flooring.

## Bathroom

Double glazed obscure window facing the rear, spotlights, extractor fan, panel bath with mixer taps and shower over with a waterfall showerhead and a glass swing screen, low-flush W.C., pedestal wash hand basin with a mixer tap, stainless steel heated towel rail, lino flooring, half tiled walls and splash-back.

## Kitchen / Diner

15'4" x 12'6" (4.68 x 3.82)

Two double glazed windows facing the rear, double glazed window facing the side and a double glazed obscure door facing the rear going out into the rear garden. Access to the loft, wall and base fitted units with cupboards and drawers, roll-top worksurfaces, built-in Beko oven, built-in Beko gas hob with a cooker hood above, plumbing for a washing machine, plumbing for a dishwasher, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap over, we have got a island with a work-top and cupboard space underneath and plenty of room for dining. There is a radiator, spotlights, laminate flooring and double internal doors into the lounge.

## Lounge

12'5" x 10'7" (3.81 x 3.24)

Double glazed window to the rear, double glazed window to the side, radiator and laminate flooring.

## Garage

Manual up and over door with power and lighting and a single glazed window to the rear.

## Rear Garden

Fully enclosed westerly facing rear garden enclosed via panel and wire fencing but handed privacy with a mixture of mature trees and conifers with pathways, mostly laid to lawn with a side gate giving you access to the garage.

## Agents Notes

Tenure - Freehold  
Council Tax Band - D







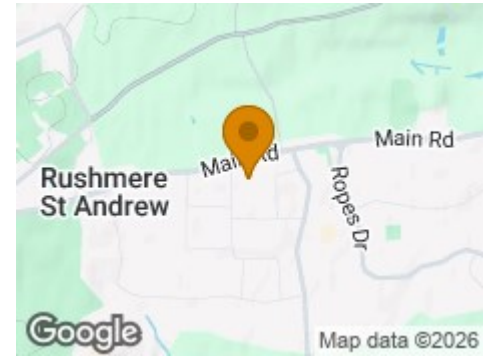
## Road Map



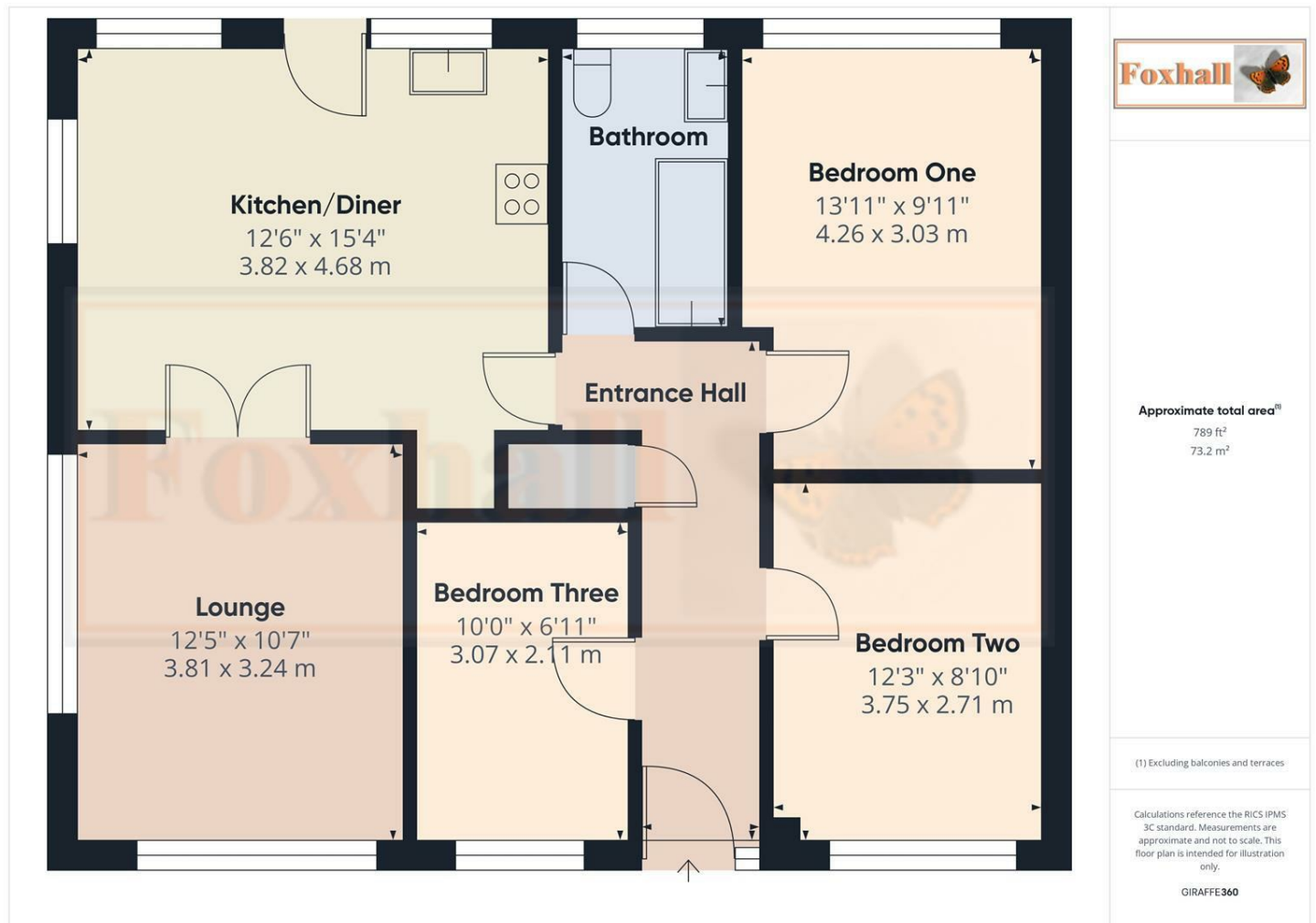
## Hybrid Map



## Terrain Map



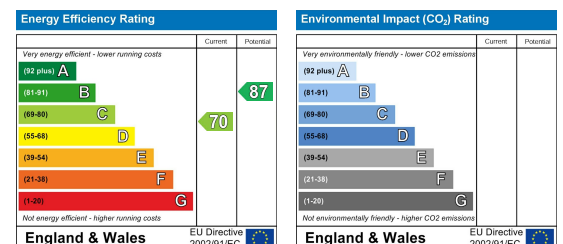
## Floor Plan



## 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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