

# Foxhall



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## Alberta Close

Kesgrave, Ipswich, IP5 1HS

Price £375,000



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# Alberta Close

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## Alberta Close

POPULAR OLD KESGRAVE LOCATION - NO ONWARD CHAIN - DETACHED BUNGALOW - OFF-ROAD PARKING FOR UP TO 5 CARS COMFORTABLY - DETACHED GARAGE - FULLY ENCLOSED WESTERLY FACING REAR GARDEN - KITCHEN / DINER THROUGH TO LOUNGE - THREE BEDROOMS, BATHROOM AND WELCOMING ENTRANCE HALL - CUL-DE-SAC POSITION.

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale with no onward chain nestled in a quiet cul-de-sac in the popular area of Old Kesgrave lies this three bedroom detached bungalow.

The property boasts a welcoming entrance hall, three bedrooms, a modern fitted bathroom, a kitchen / dining room with an island, lounge, fully enclosed westerly facing rear garden, detached garage and off-road parking for up to five cars comfortably.

The beautiful area of Old Kesgrave offers plenty of local amenities, including access to shops and the Tesco on Grange Farm, local bus routes, good school catchment (subject to availability) and easy access to the A12/A14.

In a valuer's opinion with the property being offered with no onward chain and early internal viewing is highly advised.

## 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



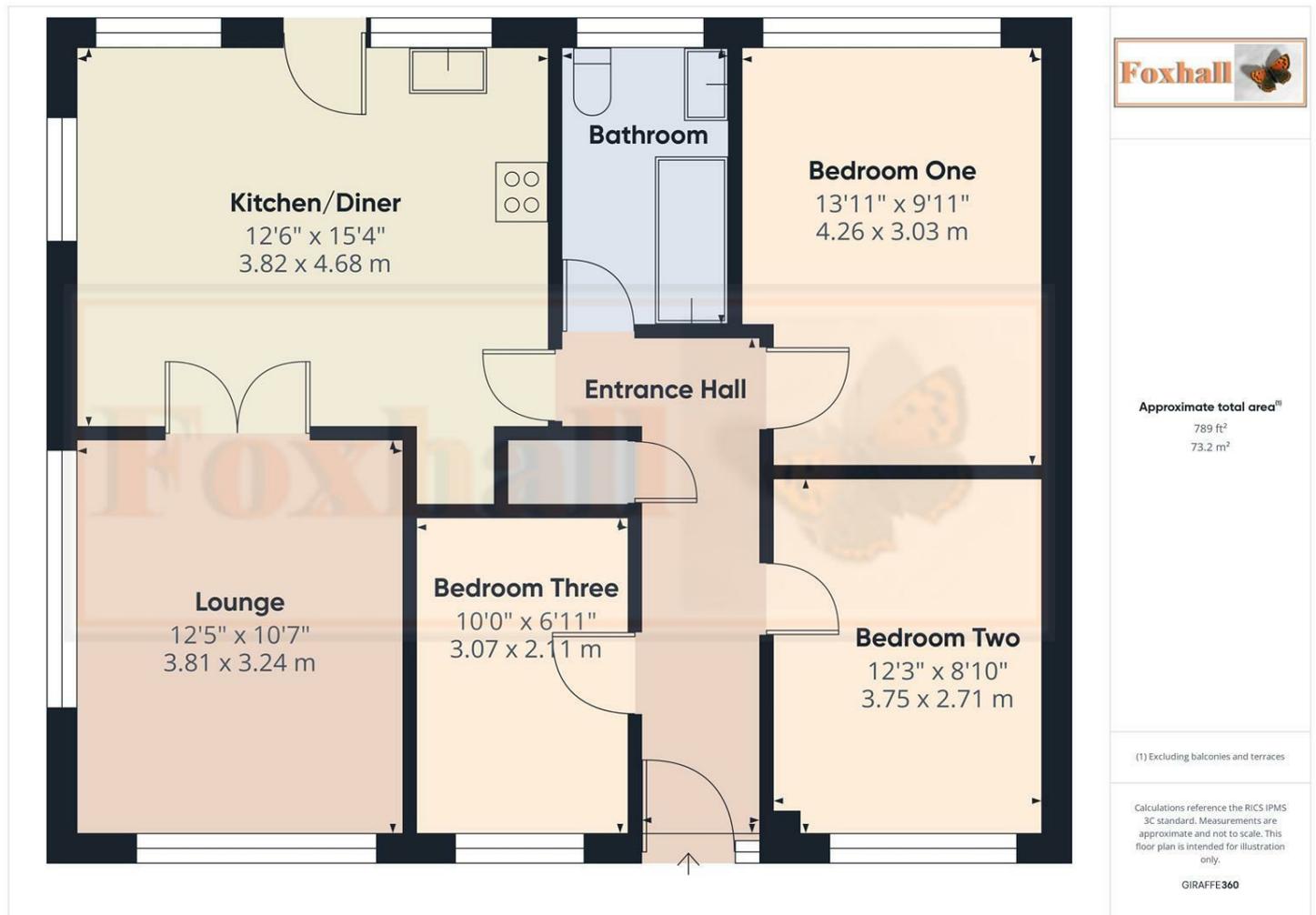
## Hybrid Map



## Terrain Map



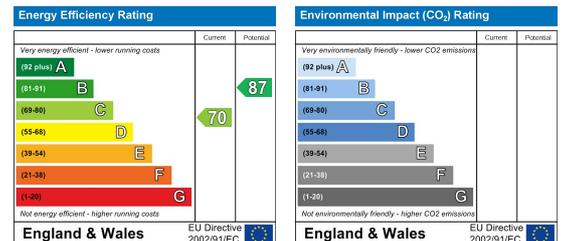
## Floor Plan



## 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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