

# Foxhall



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## Kiln Close

Gt. Blakenham, Ipswich, IP6 0GS

Offers over £290,000



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## Front Garden

Pathway to the front door, made of patio slabs with shingle and slate borders to the front and off-road parking to the right hand side of the property via a block paved driveway comfortably for two cars leading to the garage and a gate to the side going into the rear garden.

## Entrance Hallway

Double glazed obscure door facing the front, tiled flooring, access to the stairs, under stairs cupboard, radiator and doors to the cloakroom W.C., kitchen/diner and door to the lounge.

## Downstairs Cloakroom

Extractor fan, pedestal wash hand basin with a mixer tap and tiled splash-back, low-flush W.C., access to the consumer unit, radiator and lino flooring.

## Kitchen/Diner

14'11" x 9'4" (4.55m x 2.84m)

Double glazed window facing the front, wall and base fitted units with cupboards and drawers, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap over, roll-top worksurfaces, integrated dishwasher, integrated washing machine, built-in oven with a gas hob over with cooker hood above with a stainless steel splash-back, waste drawer, integrated fridge and freezer, fully-tiled flooring, radiator, feature panel wall and plenty of room for dining.

## Lounge

16'6" x 10'7" (5.03m x 3.23m)

Double glazed window facing the rear, double glazed French style doors to the rear going to garden and two radiators.

## Landing

Double glazed window facing the side, airing cupboard which houses an Alpha boiler which is 9 years old and

regularly serviced, access to the loft, radiator, doors to bedrooms one, two, three and the bathroom.

## Bedroom One

10'6" x 8'5" (3.20m x 2.57m)

Double glazed window facing the front, radiator, double built-in wardrobe and a door into the en-suite.

## En-Suite

8'7" x 5'6" (2.62m x 1.68m)

Double glazed obscure window facing the front, extractor fan, step-in shower cubicle, shaver point, pedestal wash had basin with a mixer tap over, low-flush W.C., lino flooring, heated towel rail, half tiled walls and tiled splash-back.

## Bedroom Two

10'7" x 8'6" (3.23m x 2.59m)

Double glazed window facing the rear and a radiator.

## Bedroom Three

8'0" x 7'7" (2.44m x 2.31m)

Double glazed window facing the rear and a radiator.

## Bathroom

6'3" x 5'7" (1.91m x 1.70m)

Extractor fan, panel bath with a mixer tap and a shower over with glass wing screen, lino flooring, pedestal wash hand basin with a mixer tap, low-flush W.C., radiator, half tiled walls and tiled splash-back.

## Rear Garden

Un-overlooked north-westerly facing fully enclosed rear garden with a large patio area and steps up to a separate tier which is mostly laid to lawn with flower bed and shingle borders, shingle patio area suitable for seating and alfresco dining and a storage area around the back of the garage. The garden is fully enclosed by panel fencing, an outside tap and a gate to the side going into the driveway.

## Garage

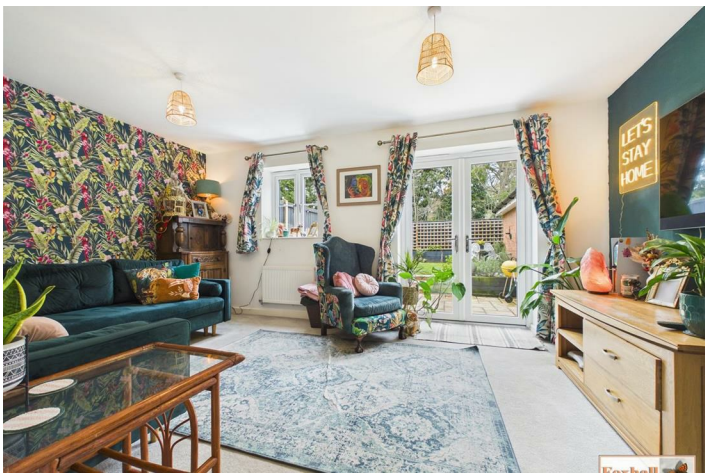
Detached garage with a manual up and over door with power and lighting and a double glazed UPVC door to the side.

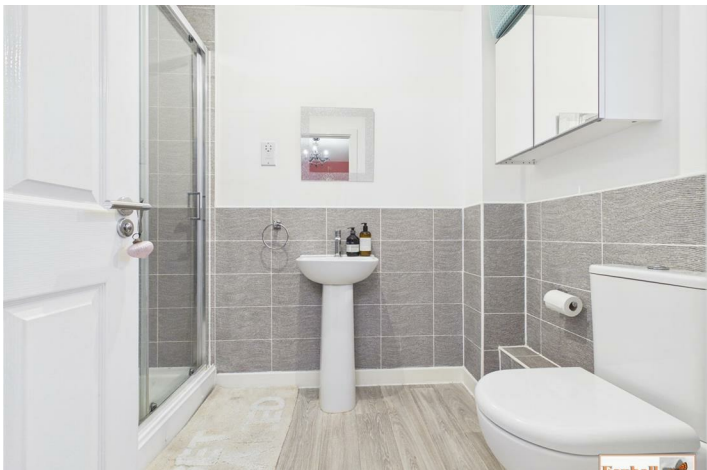
## Agents Notes

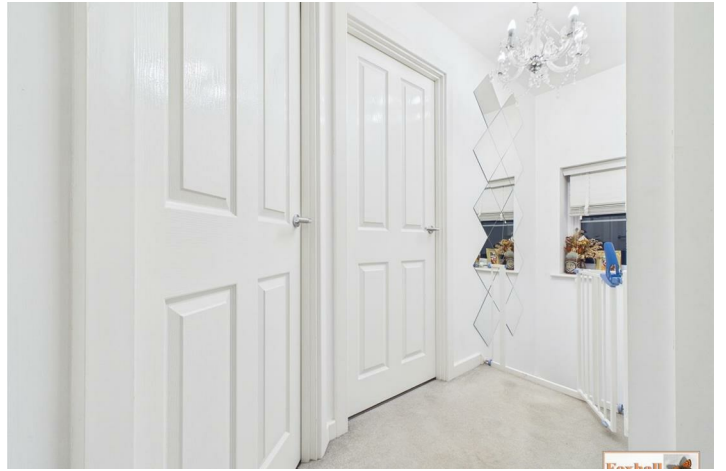
Tenure - Freehold

Council Tax Band - B

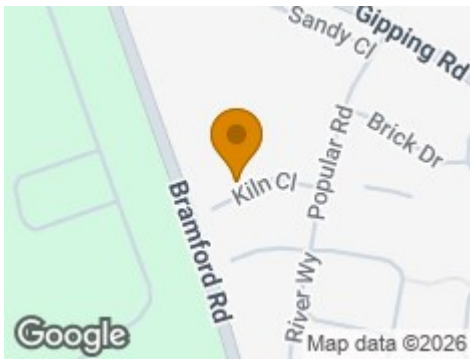
Pursuant to the Estate Agents Act Section 21 we are obliged to advise that the vendor of the property works for Foxhall Estate Agents.







## Road Map



## Hybrid Map



## Terrain Map



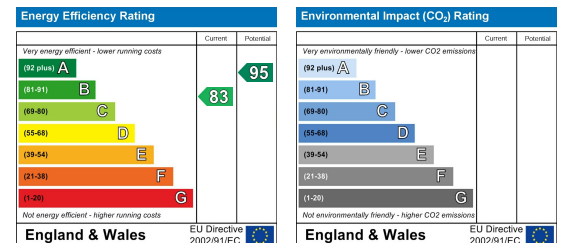
## Floor Plan



## 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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