

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Wainwright Way

Kesgrave, Ipswich, IP5 2XG

Price £265,000



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## Front Garden

The front garden is predominantly laid to lawn with mature trees and pathway to the front door and gated side access in to the rear garden. There is a further pathway giving access to the allocated parking spaces.

## Entrance Hallway

4'0" x 2'11" (1.22m x 0.89m)

Access via a double glazed composite entrance door, wood effect flooring, radiator, coved and textured ceiling, storage / coat cupboard and door giving access to the lounge.

## Lounge

14;11" x 14'1" (4.27m;3.35m x 4.29m)

UPVC double glazed wood effect window to front, two radiators, coved and textured ceiling, carpeted flooring, stairs rising to the first floor with storage space under and door giving access to the kitchen / diner.

## Kitchen / Diner

15'0" x 8'7" (4.57m x 2.62m)

UPVC double glazed wood effect window to rear overlooking the garden, UPVC double glazed wood effect patio doors giving access to the rear garden, single drainer stainless steel sink with mixer tap inset into a rolled-edge worksurface with cream gloss cupboards and drawers under and matching above, under unit lighting, USB points, space for fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, space for a cooker, brick tiled effect walls, cupboard housing a wall mounted boiler and wood effect flooring.

## First Floor Landing

Coved and textured ceiling giving loft access to a partboarded loft, airing cupboard, carpeted flooring and doors giving access to the bedrooms and the bathroom.

## Family Bathroom

6'5" x 5'7" (1.96m x 1.70m)

UPVC double glazed wood effect window to rear, low level W.C., pedestal wash hand basin with cascading mixer tap, shaped and panel bath with cascading mixer tap, independent shower and shower screen, part tiled walls, wood effect vinyl flooring, chrome heated towel rail, textured and coved ceiling and an extractor fan.

## Bedroom One

11'3" x 8'9" (3.43m x 2.67m)

UPVC double glazed wood effect window to front, radiator, wood effect flooring, coved and textured ceiling and a built in wardrobe.

## Bedroom Two

9'9" x 8'2" (2.97m x 2.49m)

UPVC double glazed wood effect window to rear overlooking the rear garden, radiator, carpeted flooring, coved and textured ceiling and built-in wardrobe.

## Bedroom Three

6'6" x 6'2" (1.98m x 1.88m)

UPVC double glazed wood effect window to front, radiator, carpeted, coved and textured ceiling.

## Rear Garden

Garden commences with a paved patio area, outdoor power and lighting, with the remainder laid to lawn. There is also a artificial lawn area and two gated access one to the front garden and the other to the allocated parking spaces.

## Parking

Access to two parking spaces and a further visitors parking space is available.

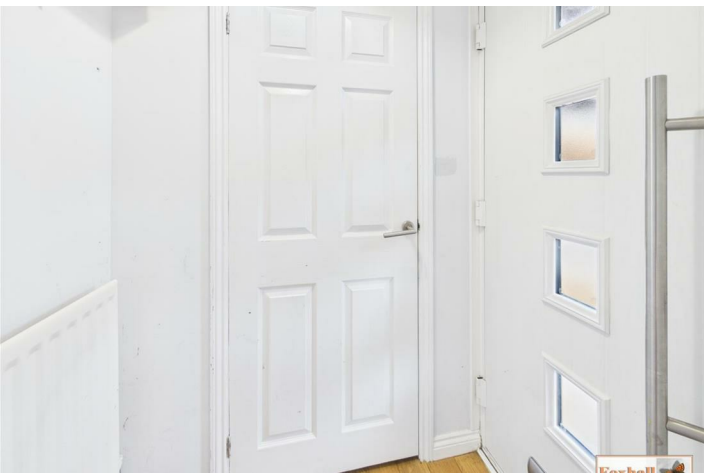
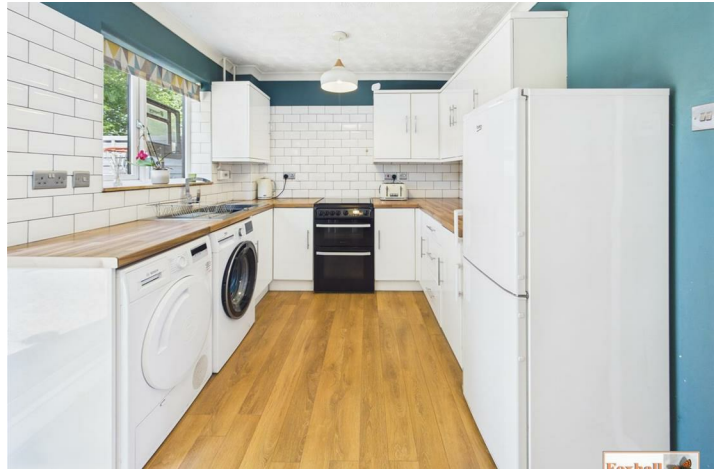
## Agents Notes

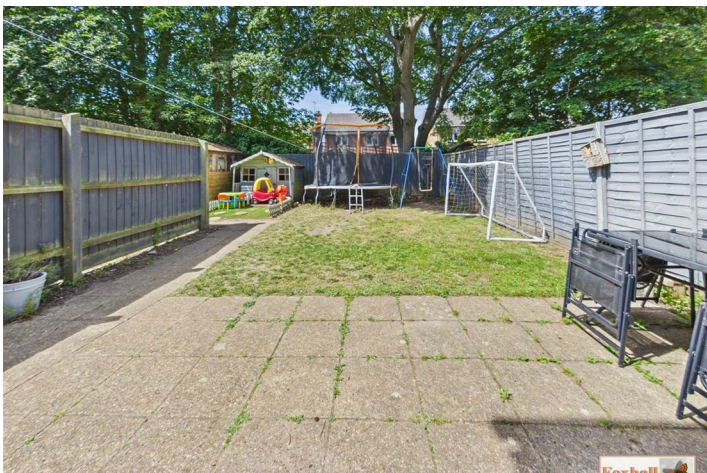
Tenure - Freehold

Council Tax Band - C

Please note there is shared driveway access to the allocated parking space and visitors spaces.









## Road Map



## Hybrid Map



## Terrain Map



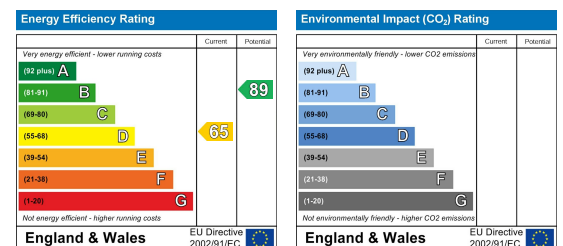
## Floor Plan



## 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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