

# Foxhall



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## Gladstone Road

East Ipswich, IP3 8AT

Price £200,000



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## Front Garden

Partly enclosed by a low height brick wall, garden is mainly made up of flower bed borders and a concrete area with a mixture of tree, shrubs and plants with shingle borders and a pathway to the entrance porch.

## Entrance Porch

Entry via a double glazed obscure door facing the front, spotlights, tiled flooring and a double glazed obscure door to the open plan lounge and dining room.

## Open Plan Lounge/Dining Room

24'1" x 12'9" (7.34m x 3.89m)

Double glazed window facing the front, double glazed French style doors to the rear going out into the garden, radiator, a feature exposed brick open fireplace, built-in shelving, coving, laminate flooring, access to the stairs and double internal obscure doors to the kitchen.

## Kitchen

14'3" x 8'6" (4.34m x 2.59m)

Two double glazed windows facing the side, wall mounted Logic combi boiler, wall and base fitted units with cupboards and drawers, space for a double Belling oven with a cooker hood above, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap over, tiled splash-back, plumbing for a washing machine, plumbing for a dishwasher, coving, access to a small loft hatch which will be just insulated, USB sockets, and a door to the rear lobby.

## Rear Lobby

Storage cupboard, coving, door to the bathroom and a double glazed obscure door to the side going out to the rear garden.

## Bathroom

8'6" x 7'3" (2.59m x 2.21m)

Double glazed obscure window facing the rear, radiator,

low-flush W.C., pedestal wash hand basin with hot and cold tap, panel bath with a mixer tap and a shower attachment over, half clad walls, tiled splash-back, spotlights and tiled flooring.

## Landing

Mid height dado rails, access to the loft hatch which is an accessible loft room, coving and doors to bedrooms one, two and three.

## Bedroom One

13'2" x 10'5" (4.01m x 3.18m)

Two double glazed windows facing the front, coving, laminate flooring, radiator and the access to the ladder up to the loft room.

## Loft Room

12'6" x 9'5" (3.81m x 2.87m)

Loft room for storage only not classed as a bedroom. Spotlights, laminate flooring, double glazed Velux skylight window, plenty of power sockets, wall mounted extractor fan and two eaves storage cupboards.

## Bedroom Two

10'6" x 10'3" (3.20m x 3.12m)

Double glazed window facing the rear, natural wood flooring, coving and a radiator.

## Bedroom Three

9'0" x 8'7" (2.74m x 2.62m)

Double glazed window facing the rear, coving, half clad walls laminate flooring and a radiator.

## Rear Garden

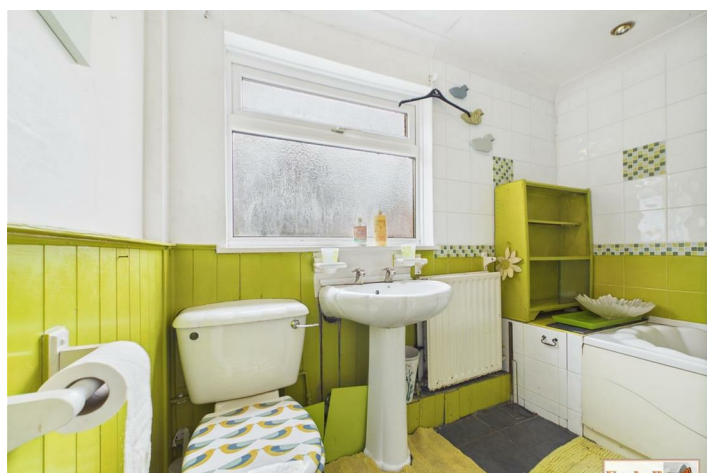
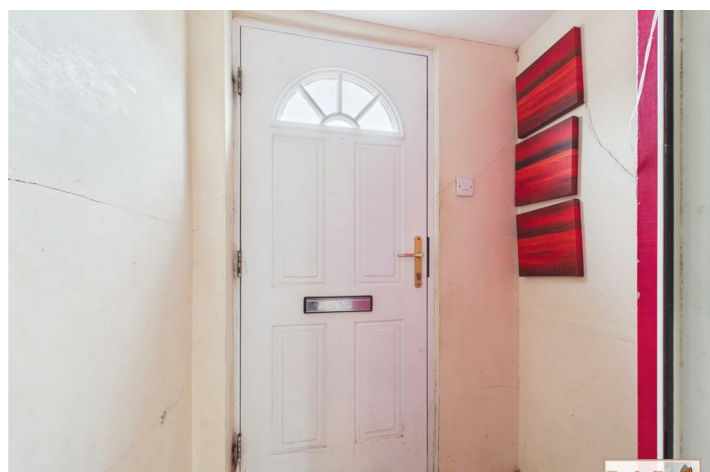
Fully enclosed south westerly facing rear garden, outside tap, large patio areas on two tiers, which has laid to lawn patches with shingle and flower bed borders enclosed via high brick wall and panel fencing. There is an area which was previously used as a chicken run, range of

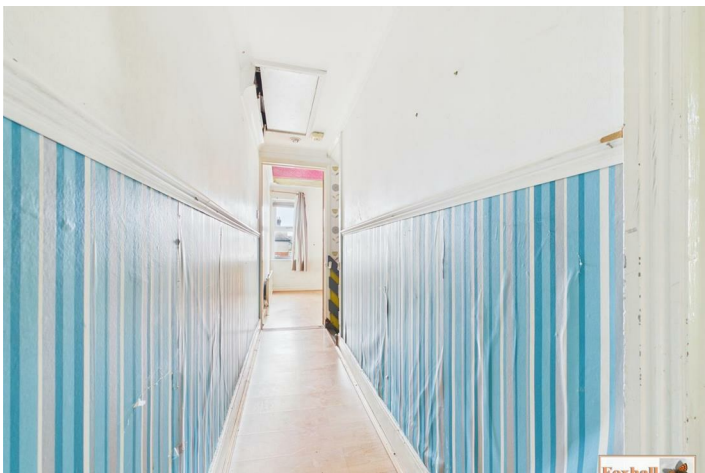
mature trees and plants and un-overlooked from the rear.

### Agents Notes

Tenure - Freehold

Council Tax Band - B





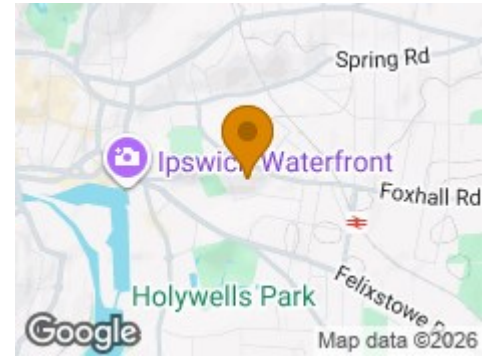
## Road Map



## Hybrid Map



## Terrain Map



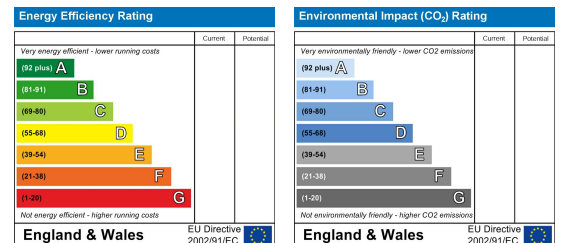
## Floor Plan



## 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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