

# Foxhall



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## Dogwood Close

Purdis Farm, Ipswich, IP3 8UL

Asking price £335,000



3



2



1



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## Front Garden

There is off-road parking for three vehicles and gated side access leading around to the rear garden.

## Entrance Hall

Double glazed entrance door to entrance hall with radiator, doors to kitchen, lounge/diner and cloakroom.

## Cloakroom

Low-level W.C., wash hand basin, tiled splash-back, tiled floor and a radiator.

## Kitchen

11'0" x 7'0" (3.35m x 2.13m)

Comprising 1 1/4 bowl stainless steel sink with a mixer tap, good range of roll-top worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboard, large upright storage cupboard, integrated electric oven with gas hob and extractor over, tiled flooring and a radiator.

## Bedroom Four / Dining Room / Study

12'11" x 7'9" (3.94m x 2.36m)

Oak style laminate flooring, window to front, downlighters, radiator, built-in understairs storage cupboard and separate storage cupboard housing wall mounted boiler.

## Lounge

18'8" x 10'10" (5.69m x 3.30m)

Double glazed window to rear aspect, radiator, stairs off to first floor, oak laminate flooring and double glazed French style doors leading to the conservatory.

## Conservatory

10'8" x 9'8" (3.25m x 2.95m)

Laminated flooring, double glazed windows to rear aspect, radiator and double glazed french style doors leading into the rear garden.

## Landing

Built-in airing cupboard housing the hot water tank, obscure double glazed window to side, access to the loft and doors to bedrooms one, two, three and the bathroom.

## Bedroom One

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

Double glazed window to front aspect, built-in wardrobe with mirror fronted sliding doors, radiator and door to en-suite shower room.

## En-Suite Shower Room

7'4" x 4'3" (2.24m x 1.30m)

Comprising shower cubicle, wash hand basin, low-level W.C., tiled flooring, shaver point, extractor fan, heated towel rail and obscure double glazed window to side.

## Bedroom Two

10'0" x 8'7" (3.05m x 2.62m)

Double glazed window to rear aspect, radiator, painted floorboards and built-in wardrobe with mirror fronted sliding doors.

## Bedroom Three

9'5" x 8'4" (2.87m x 2.54m)

Double glazed window to front aspect, wood flooring and a radiator

## Family Bathroom

7'6" x 6'5" (2.29m x 1.96m)

Three piece suite comprising panel bath with a mixer tap and shower attachment over, pedestal wash hand basin, low level W.C tiled splash-back, double glazed obscure window to rear aspect, painted floor boards, radiator, extractor fan and shaver point.

## Rear Garden

Enclosed by timber fencing with a paved patio area, mainly laid to lawn with mature shrub border and a shed hardstanding.

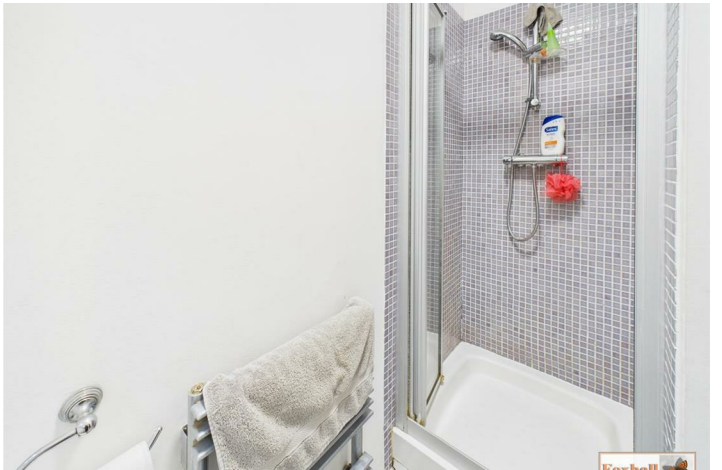
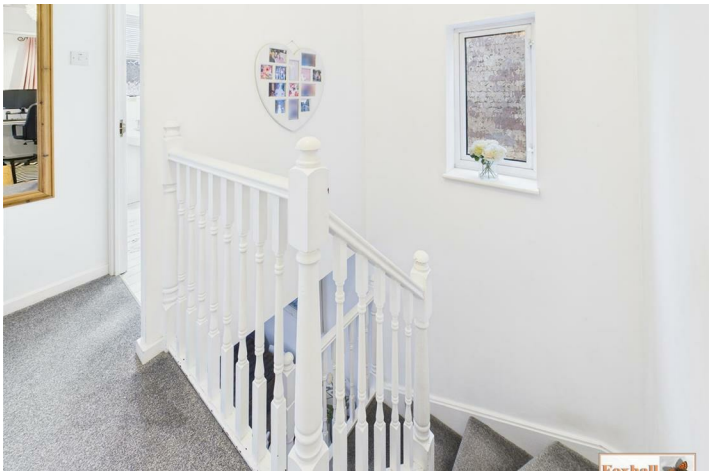
## Agents Notes

Tenure - Freehold

Council Tax Band - C











Road Map



Hybrid Map



Terrain Map



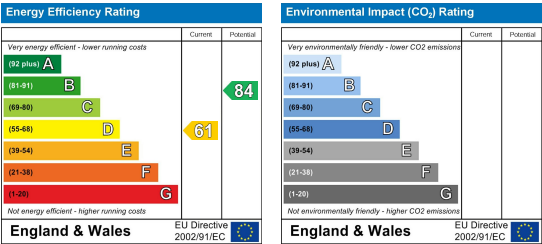
Floor Plan



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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