

# Foxhall



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## Manor Road

Martlesham Heath, Ipswich, IP5 3SY

Offers in excess of £330,000



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## Driveway

Gravel drive providing off-road parking for a single vehicle, there is a further driveway providing off-road parking giving access to the garage and pathway to the entrance door with an EV charging point and outdoor lighting.

## Entrance Porch

Access by double glazed composite entrance door, wood effect flooring, coved and textured ceiling with doors giving access to the entrance hall and the downstairs cloakroom.

## Entrance Hallway

Stairs rising to the first floor with under stairs cupboard, wood effect flooring, vertical wall radiator, door giving access to the lounge and access into the kitchen and coved and textured ceiling.

## Downstairs Cloakroom

UPVC double glazed window to side, enclosed W.C. with built-in vanity wash hand basin with cascading mixer tap, tiled flooring, tiled walls, vanity mirror, coved and textured ceiling and a heated towel rail

## Lounge / Snug

23'4" x 9'7" (7.11m x 2.92m)

UPVC double glazed wood effect window to front, wood effect flooring, textured and coved ceiling, vertical wall radiator and access to the snug area. In the snug area is a UPVC double glazed wood effect French doors giving access to the rear garden, log burner, vertical wall radiator, textured and coved ceiling and access to the kitchen.

## Kitchen

10'7" x 7'1" (3.23m x 2.16m)

UPVC double glazed window to the rear overlooking the garden, single drainer stainless steel sink with a

Victorian style mixer tap inset in a worksurface with cupboards and drawers under and above, built-in Bosch oven, built-in hob with stainless steel extractor hood over, tiled splash-backs, built-in for a Bosch slimline dishwasher, space and plumbing for a washing machine, tiled flooring, textured and coved ceiling, cupboard housing the wall mounted Baxi boiler approx 10 years old and door giving access to the lounge and arch giving access to the dining room and access to the entrance hall.

## Dining Room

13'3" x 7'9" (4.04m x 2.36m)

UPVC double glazed wood effect window to side and rear, UPVC double glazed door giving access to the garden, radiator, space for an American style fridge freezer, tiled flooring, coved and textured ceiling.

## Landing

Textured ceiling giving access to loft which is part boarded and insulated, airing cupboard and doors giving access to the bedrooms and bathroom.

## Bedroom One

11'5" x 7'10" (3.48m x 2.39m)

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

## Bedroom Two

13'4" x 7'9" (4.06m x 2.36m)

UPVC double glazed wood effect windows to front and rear, radiator, carpeted flooring and textured ceiling.

## Bedroom Three

8'9" x 8'6" (2.67m x 2.59m)

UPVC double glazed window to rear, radiator, carpeted flooring, textured ceiling and access to airing cupboard.

### Bedroom Four

8'7" x 7'9" (2.62m x 2.36m)

UPVC double glazed window to front, radiator, carpeted flooring, textured ceiling and a storage cupboard.

### Family Bathroom

7'0" x 5'7" (2.13m x 1.70m)

UPVC double glazed window to rear, shower bath with a mixer tap and independent shower over and shower screen, part-tiled walls, shaver point, low-level W.C., pedestal wash hand basin, radiator, tiled flooring and textured ceiling.

### Rear Garden

Commencing with a paved patio area with a the remainder laid to artificial lawn, raised flower beds and mature shrubs. There is also access to the garage, outdoor lighting, outside tap and access to the bar/entertaining area.

### Bar / Entertaining Area

Of wooden construction accessed by double doors with windows to side and front with power and lighting.

### Garage

17'3" x 8'3" (5.26m x 2.51m)

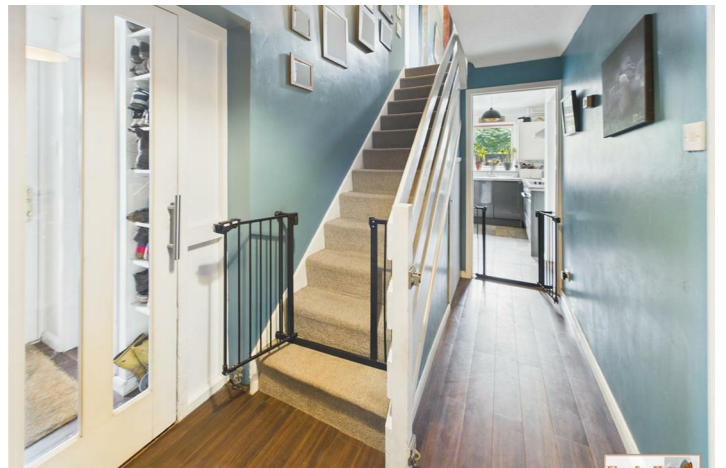
With automatic up and over roller door, power and lighting with access to the rear garden and eaves storage area in the loft space.

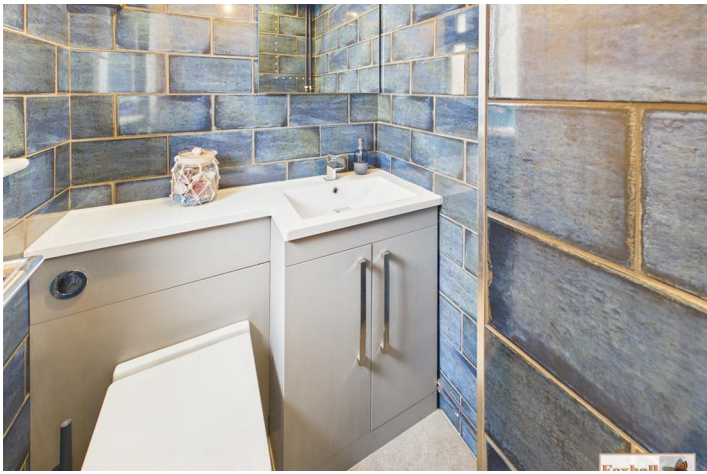
### Agents Notes

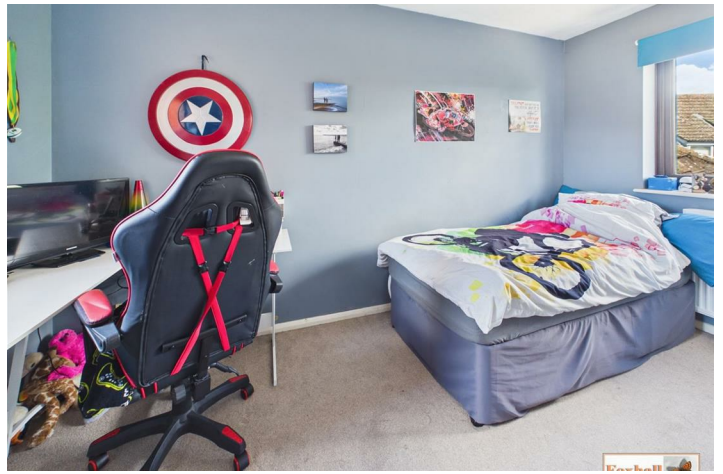
Tenure - Freehold

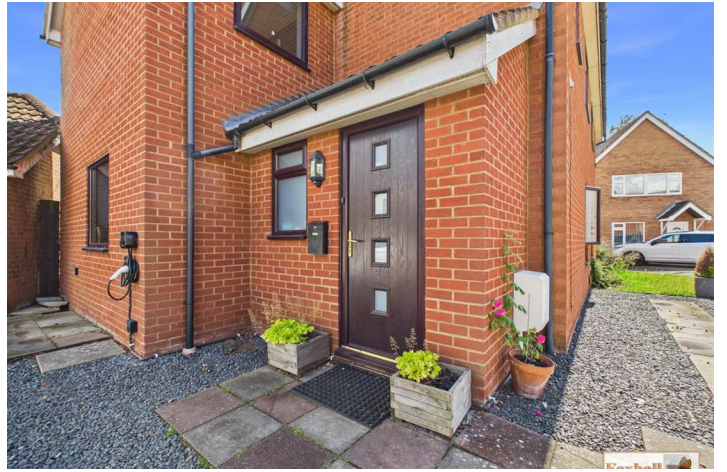
Council Tax Band - C

There is an estate charge of £35 per year









## Road Map



## Hybrid Map



## Terrain Map



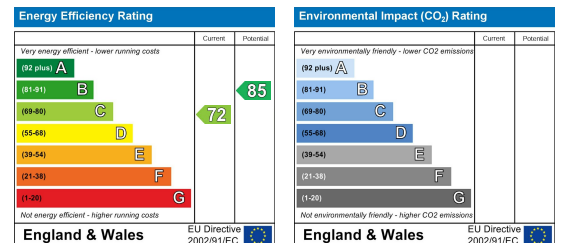
## Floor Plan



## 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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