

# Foxhall



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## Crawford Lane

Kesgrave, Ipswich, IP5 2GY

Price £375,000



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1



C



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## Front Garden

Off road parking for two cars comfortably and giving access to the garage, area laid to lawn with a shingle border and pathway that leads to the front door which is to the right hand side of the property. Gate which leads to the rear garden. Partly enclosed by panel fencing and tucked away being the last property on the close.

## Entrance Hall

Entry via a double glazed obscure door facing the front, double glazed window to side, door to the utility and door to the lounge.

## Utility Room

Double glazed window to the rear, worksurface, plumbing for a washing machine, wall mounted wash hand basin with hot and cold taps, radiator, tiled splashback and flooring. Please note that this was a cloakroom W.C. and can easily be put back in.

## Kitchen / Breakfast Room

Double glazed double French style doors leading out to the rear garden, double glazed window to the rear, beautifully presented Howdens kitchen comprising wall and base fitted units, built in double oven with grill function, electric hob with a cooker hood above and a stainless steel splashback, plenty of storage and cupboards, slide in chopping boards, one and a half sink bowl drainer unit with mixer tap over, underfloor heating and a wall mounted Baxi boiler, tiled splashback, fully tiled flooring, space for a fridge / freezer, spotlights, radiator, breakfast bar which sits two comfortably, wine shelving and solid wooden worksurfaces.

## Lounge

Double glazed four bay window to the front complete with shutters, double glazed window to the side complete

with shutters, access to the stairs, coving, laminate flooring, two radiators and a door into the kitchen / breakfast room.

## Landing

Coving, door to the airing cupboard housing the water tank, doors to bedrooms one, two, three and the bathroom.

## Bedroom One

Double glazed window to rear with shutters, coving, laminate flooring, radiator, oak doors and door to en-suite shower room.

## En-Suite Shower Room

Double glazed obscure window to the rear, radiator, step in shower cubicle, pedestal wash hand basin, low flush W.C., half tiled walls and tiled splashback and extractor fan.

## Bedroom Two

Double glazed window to the front with shutters, coving, access to a loft hatch, radiator, laminate flooring and a single built in wardrobe.

## Bedroom Three

Double glazed skylight window, radiator, coving and access to the loft.

## Bathroom

Double glazed skylight, half clad walls, stainless steel heated towel rail, vanity unit which houses a low flush W.C. and a wash hand basin with a mixer tap over, feature platform with a stand alone bath with a mixer tap and shower attachment which is inset into the tiled flooring and extractor fan.

## Rear Garden and Integral Garage

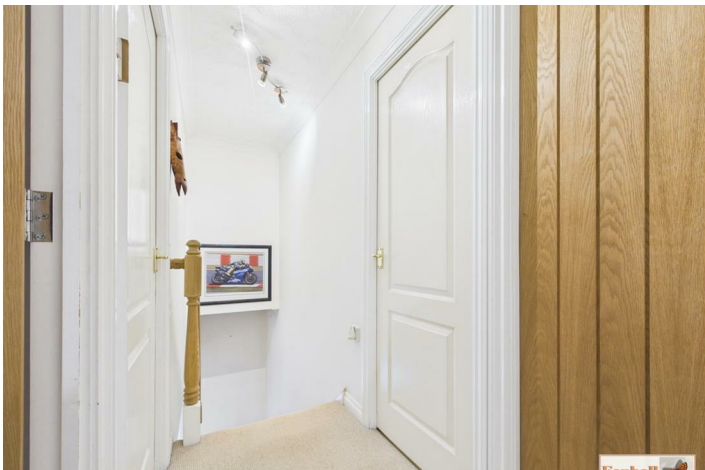
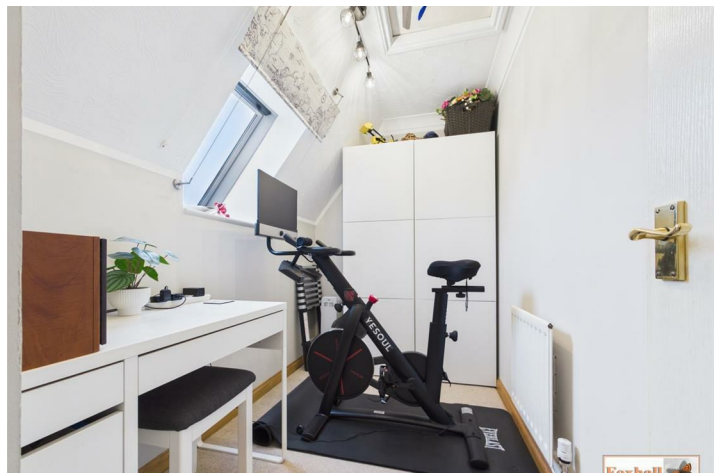
Fully enclosed landscaped south easterly facing rear garden with two patio areas, fully enclosed via panel fencing, a summerhouse with power which will be staying, shingle and pathway borders, enclosed patch laid to lawn, outside tap and a gate to the side which leads to the front garden. Integral garage with an electric roller door and fob control, power and lighting and a door to the rear leading to the garden.

## Agents Notes

Tenure - Freehold

Council Tax Band - D







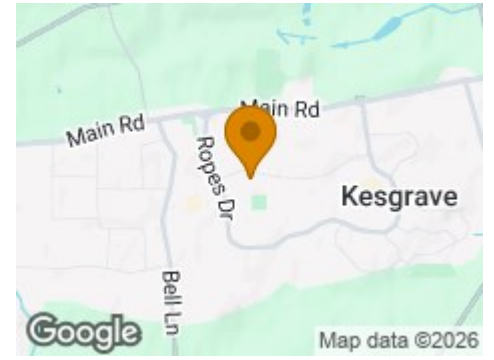
## Road Map



## Hybrid Map



## Terrain Map



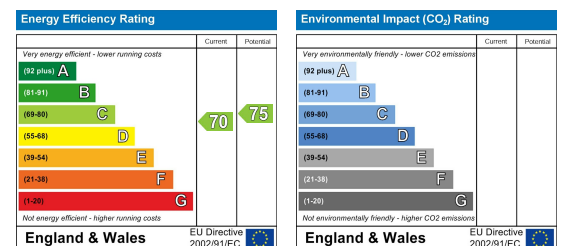
## Floor Plan



## 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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