

# Foxhall



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## Woodville Road

East Ipswich, IP4 1PD

Offers in excess of £245,000



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## Front Garden

Enclosed to a half height brick wall, the low maintenance front garden is mainly laid to gravel with a path leading to the front door.

## Entrance Hallway

Front aspect double frosted glazed entrance door, doors into to the lounge and kitchen/diner, stairs to the first floor, bespoke under stairs storage cupboards, radiator and wooden flooring.

## Lounge

13'0" x 12'10" (3.96m x 3.91m)

Front aspect double glazed window, radiator and wood effect flooring.

## Kitchen/Diner

18'5" x 12'2" (5.61m x 3.71m)

Kitchen Area - Base and eye-level units, square edge marble effect worktops, integrated fridge freezer, integrated electric oven, integrated microwave, integrated electric hob, integrated dishwasher, integrated sink and drainer, rear aspect double glazed window and wood effect flooring.

Dining Area - Rear aspect upvc double glazed door into the garden, radiator and wood effect flooring.

## Landing

Doors to all bedrooms and the bathroom, loft hatch and carpet flooring.

## Bedroom One

11'6" x 11'4" (3.51m x 3.45m)

Front aspect double glazed window, radiator and carpet flooring.

## Bedroom Two

12'4" x 10'10" (3.76m x 3.30m)

Rear aspect double glazed window, radiator and carpet flooring.

## Bedroom Three

6'7" x 6'6" (2.01m x 1.98m)

Front aspect double glazed window, radiator and carpet flooring.

## Bathroom

7'5" x 5'11" (2.26m x 1.80m)

Panel bath with stainless steel riser, handheld and rainfall shower attachments with tiled splash-back, hand wash basin into vanity unit, low-level W.C into vanity, mirrored storage cupboard housing the combi boiler, stainless steel towel rail and laminate flooring.

## Rear Garden

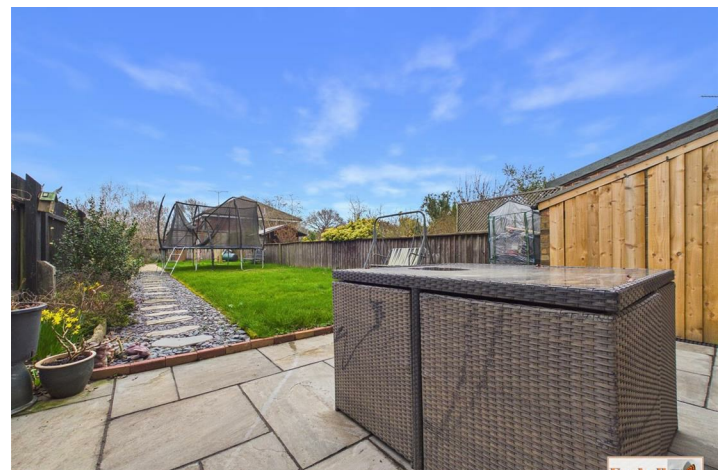
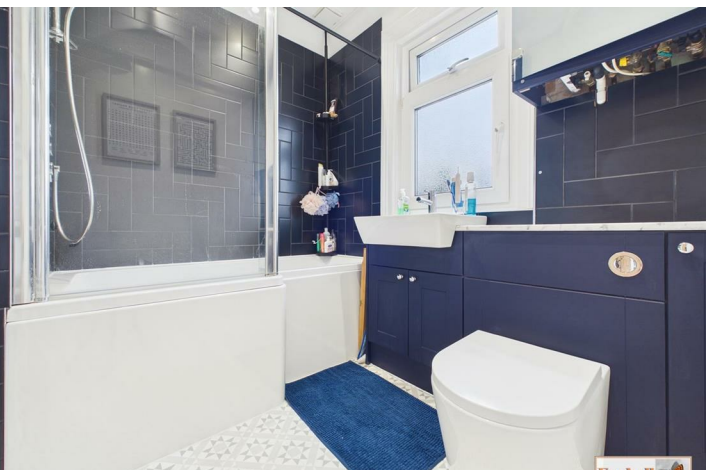
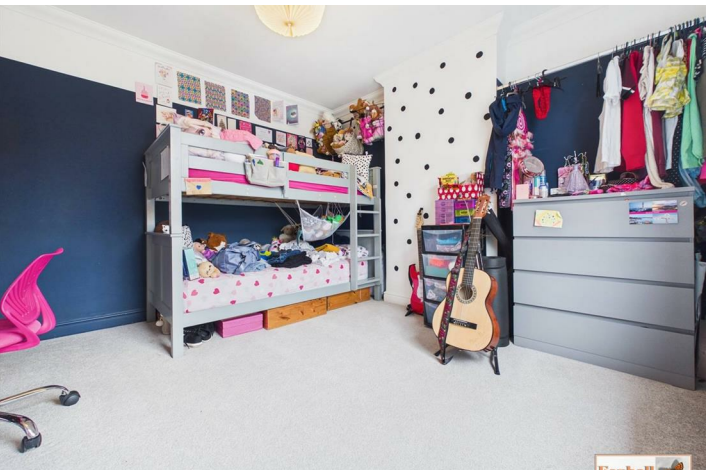
Enclosed by panel fencing, rear garden is mainly laid to lawn with a patio area and a pathway leading to the rear. There is a mature shrub, flower and herb border and a large wooden storage shed at the rear of the garden. The previous outside W.C has been converted into a utility area with power, space and plumbing for a washing machine.

## Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



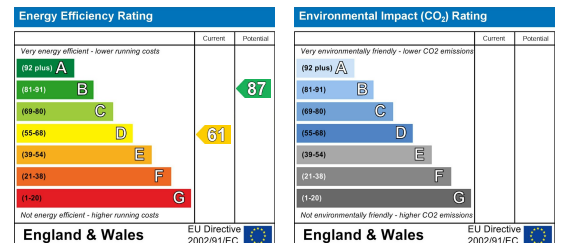
## Floor Plan



## 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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