Foxhall

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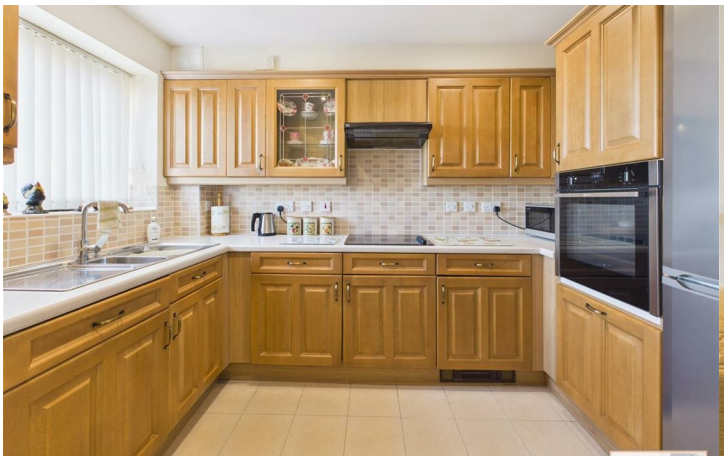


Gressland Court, Mead Drive

Kesgrave, Ipswich, IP5 2HJ

Price £295,000

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Entrance Hallway
Large entrance hall with storage cupboard, radiator, emergency care pull cord., another large storage cupboard, airing cupboard, smooth coved ceiling and doors giving access to the lounge, bedrooms and the bathroom.

Lounge
20'5" x 10'9" (6.23 x 3.29)
Two UPVC double glazed windows to front, UPVC double glazed double doors giving access to a Juliet balcony, smooth coved ceiling with two ceiling fan lights, three wall light points, radiator, television and satellite TV points, feature fireplace with marble hearth and flame effect fire inset, two radiators and door giving access to kitchen.

Kitchen
10'5" x 6'10" (3.19 x 2.09)
UPVC double glazed window to front, one with automatic opener, 1 1/2 bowl stainless steel sink with a mixer tap inset in a rolled edge worksurface with cupboards and drawers under and matching above. Built-in hob with filter hood over, built-in NEFF oven, integrated fridge freezer, tiled flooring, tiled splash-back, smooth ceiling with inset spotlighting, cupboard housing wall mounted Baxi boiler and an emergency pull cord.

Bathroom
7'7" x 7'6" (2.32 x 2.31)
Low-level W.C., pedestal wash hand basin, shaped and panel bath, part tiled walls, heated towel rail, vanity mirror, shaver light point, two emergency pull cords, smooth ceiling with inset spotlighting and extractor fan.

Bedroom One
17'2" x 11'8" (5.24 x 3.56)
An exceptionally good sized room with UPVC double glazed window to front, radiator, range of built-in wardrobes, fitted vanity unit, smooth coved ceiling with two ceiling fan lights, emergency pull cord, telephone point and door giving access to the en-suite.

En-Suite Wet Room
9'8" x 6'11" (2.97 x 2.13)
Low-level W.C., pedestal wash and basin, shower area with independent shower over, part tiled walls, waterproof flooring, heated towel rail, vanity wall mirror with shaver light over, emergency pull cord, extractor fan and smooth ceiling with inset spotlighting.

Bedroom Two
13'2" x 7'8" (4.02 x 2.34)
UPVC double glazed window, front, radiator, a range of fitted wardrobes and vanity unit, smooth coved ceiling, wall light point and emergency pull cord.

Communal Areas
Gressland Court is a gated complex and all areas are wheelchair accessible. There is a large communal parking area available at the front of Gressland Court. To the rear is a large landscaped beautiful communal garden which is mainly laid to lawn with various shrub borders, hedging and seating. Within the complex is access to the communal lounge, restaurant , dining room, guest suite, laundry room and the craft / hobbies area. Lift access to all levels with a secure door entry system and emergency alarm call system.

Agents Notes
Tenure - Leasehold - Lease Remaining 978 years
Council Tax Band - C
Service Charges £783 Per Month






































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Road Map



Hybrid Map



Terrain Map



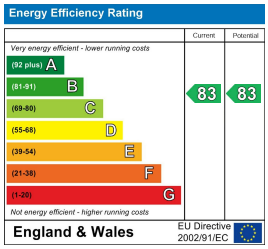
Floor Plan

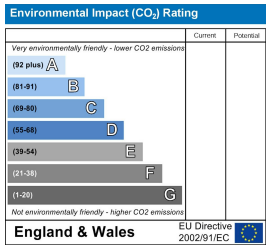


Viewing

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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