

# Foxhall



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## Nacton Road

South East, Ipswich, IP3 9JW

Guide price £245,000



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## Summary Continued

Other benefits include the new electric consumer unit having been replaced in 2020 and the Vokera wall mounted boiler replaced in 2018, regularly serviced and last serviced in July 2025.

This area of Nacton Road is highly convenient for Murrayfield Primary School, Murray Road Park and the Tesco Express and row of local shops all less than 5 minutes walk away. Additionally, the main bus route into town is close by and the town centre itself is only a 20 minute walk away. Landseer Park and Holywells Park are also close by.

## Front Garden

Block paved pathway and driveway to the front of the house with off-road parking for one vehicle and a shared passageway which is block paved to the rear garden and next doors rear garden.

## Porch

Door coming into the porch.

## Entrance Hallway

Door into the entrance hallway, laminate flooring, stairs up to the first floor, bespoke shoe storage (to stay), original wooden door into the lounge/diner, original corbels and a radiator.

## Lounge/Diner

23'3 x 11' (7.09m x 3.35m)

Double glazed window with fitted blind, feature fireplace with wood burner, aerial and phone points, laminate flooring, radiator and archway through to the dining area. In the dining area you have laminate flooring, double glazed window to the rear and a feature fireplace with alcove and a wooden glass door through to the kitchen.

## Kitchen

10'10 x 8'11 (3.30m x 2.72m)

Comprising of wall and base units with cupboards and drawers under including plate rack and part glass frontage, solid granite worksurfaces over, splash-back tiling, floor tiling, a larger alcove under the stairs for extra storage with light, double glazed window to the side and door through to the rear lobby. Butler sink and mixer tap over with inset drainer, further wooden worksurface giving further storage, freestanding electric oven and hob with stainless steel extractor fan over, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a tumble dryer, space for a full height fridge freezer, directional lights and under plinth lights.

## Rear Lobby

7'3 x 2'9 (2.21m x 0.84m)

Tiled flooring, door to the bathroom, bespoke shoe storage (to stay) and UPVC and obscure double glazed door to the rear.

## Bathroom

7'11 x 6'9 (2.41m x 2.06m)

Three piece bathroom with a low-flush W.C., pedestal wash hand basin, P shaped bath with a mixer tap and shower over, radiator, obscure double glazed window to the side with fitted blind, tiled flooring, large storage cupboard, half tiled wall and splash-back and an extractor fan.

## Landing

Doors off to all three bedrooms, loft access (loft ladder, part boarding and a light) and an airing cupboard housing the electric fuse board.

### Bedroom One

14'3 x 11'4 (4.34m x 3.45m)

Two double glazed windows to the front with fitted slatted blinds, radiator and carpet flooring.

### Bedroom Two

11'3 x 9'1 (3.43m x 2.77m)

Carpet flooring, double glazed window to the rear with fitted blinds and a radiator.

### Bedroom Three

10'9 x 8'10 (3.28m x 2.69m)

Carpet flooring, double glazed window to the rear, built-in wardrobe with access to the Vokera boiler (installed in 2018, regularly serviced and last one carried out July 2025) and a radiator.

### Rear Garden

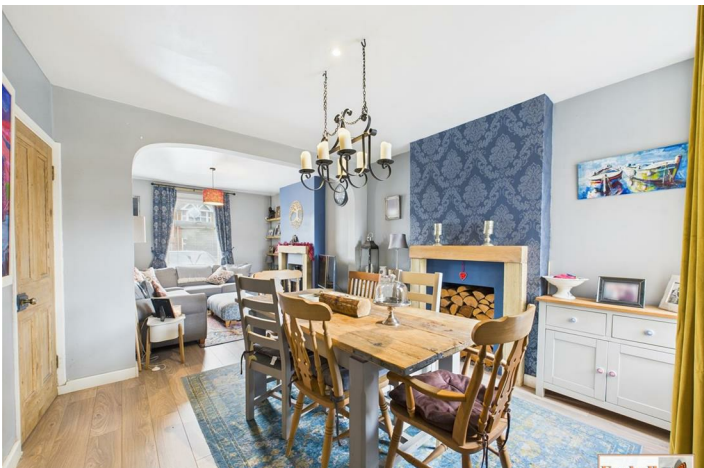
14'2" x 66'7" (4.329 x 20.3 )

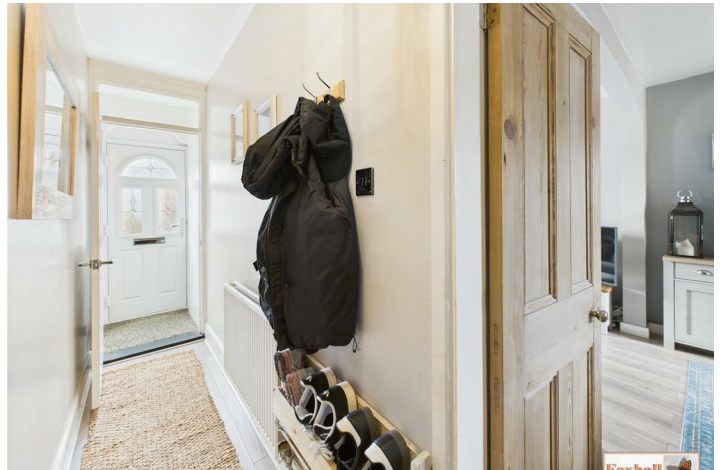
Fully enclosed low maintenance rear garden with patio leading to the rear, pedestrian gate to the front, large log store to stay, shed approx. 4'11" x 9'1" to stay, decking pathway leading to the rear raised decked entertainment area, shingle area with mature planting and an outside tap.

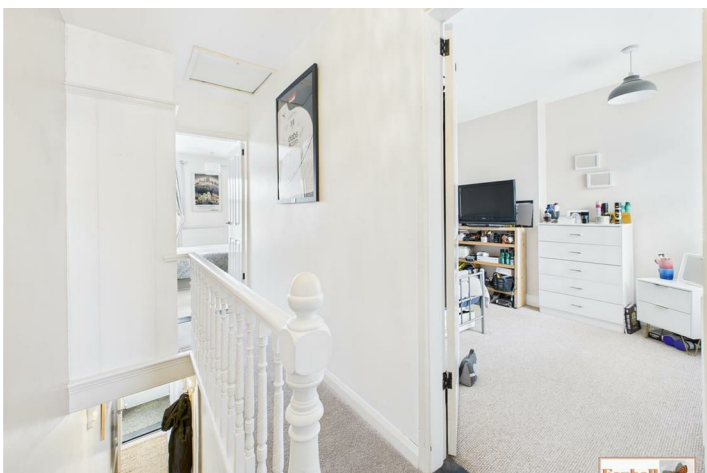
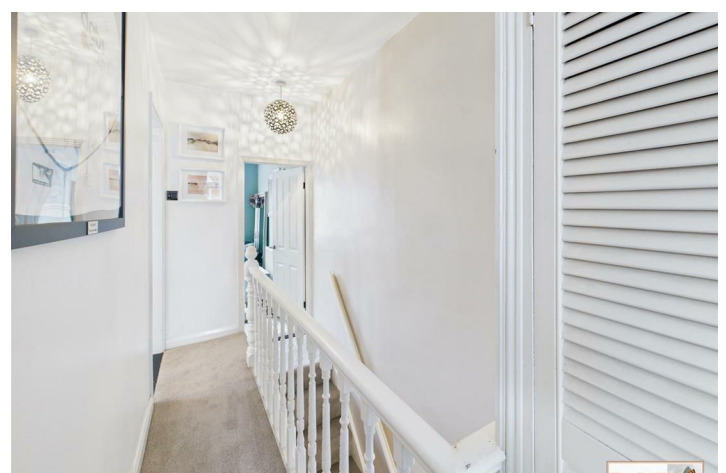
### Agents Notes

Tenure - Freehold

Council Tax Band - B









## Road Map



## Hybrid Map



## Terrain Map



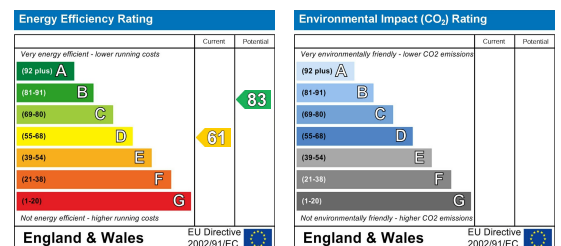
## Floor Plan



## 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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