

Foxhall



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St. Johns Road

East Ipswich, IP4 5DD

Asking price £400,000



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Front Garden

Enclosed to half height brick wall to the front the front garden is mainly laid to lawn with a variety of mature tree's and shrubs. There is hardstanding providing off road parking for one vehicle and gated side access.

Entrance Hall

20'9" x 6'3" (6.35 x 1.92)

Large recessed covered entrance porch, front aspect door into the entrance hallway. Two radiators, under stairs cupboard, solid oak wood flooring, stairs to the first floor and doors to the lounge, sitting room and kitchen/diner.

Lounge

14'3" x 13'7" (4.36m x 4.15m)

Front aspect double glazed bay window, open fireplace, radiator, solid oak wood flooring.

Sitting Room

13'4" x 11'11" (4.08m x 3.65m)

Rear aspect double glazed French doors into the garden, feature fireplace, radiator, solid oak wood flooring.

Kitchen / Diner

17'3" x 10'11" (5.26m x 3.33m)

Kitchen was completely re-fitted 18 months ago, comprising base and eye level units, square edge worktops and tiled splashback. Integrated butler sink, integrated dishwasher, integrated drinks fridge, space for a six ring rangemaster oven with extractor over. Side aspect double glazed bi-fold doors into the garden, side aspect double glazed window, radiator, herringbone flooring, open through to the utility room.

Utility

8'1" x 5'7" (2.46m x 1.70m)

Base and eye level units, worktop, space and plumbing for a washing machine, space for a tumble dryer, space

for a freestanding fridge/freezer. Tiled flooring, rear aspect upvc door into the garden, side aspect door to the W.C.

W.C.

Low level W.C., corner hand wash basin with tiled splashback, radiator, marble tiled flooring, rear aspect frosted double glazed window.

Landing

Space for a desk area, loft access, doors to all bedrooms and the bathroom, carpeted flooring.

Bedroom One

14'4" x 13'6" (4.37m x 4.12m)

Front aspect double glazed bay window, built in wardrobes, feature fire place, radiator, wood flooring.

Bedroom Two

12'6" m x 11'11" (3.83 m x 3.64m)

Rear aspect double glazed window, feature fireplace, built in storage cupboard, radiator, carpeted flooring.

Bedroom Three

11'0" x 6'11" (3.36m x 2.13m)

Rear aspect double glazed window, radiator, carpeted flooring.

Bedroom Four

8'1" x 6'5" (2.47m x 1.97m)

Front aspect double glazed window, radiator, carpeted flooring.

Bathroom

7'10" x 6'11" (2.4m x 2.13m)

Four piece suite bathroom was completely re-fitted 18 months ago, comprising of a panel bath with tiled splashbacks, shower cubicle with stainless steel mixer taps, riser and handheld attachment, pedestal hand wash basin and low level W.C., radiator, airing cupboard, two

side aspect frosted double glazed windows and marble tiled flooring.

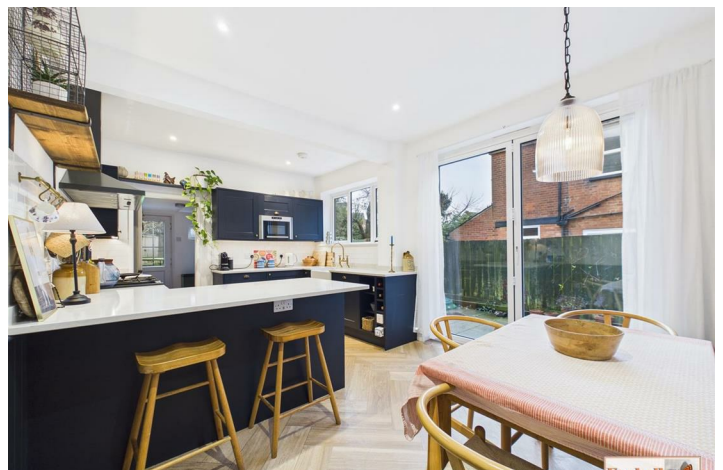
Rear Garden

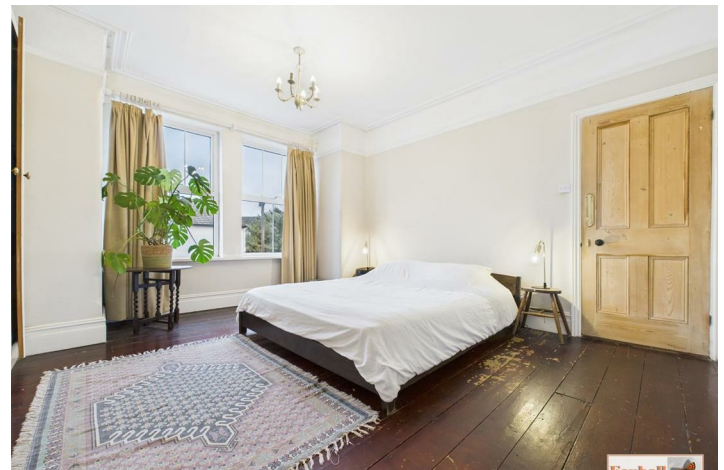
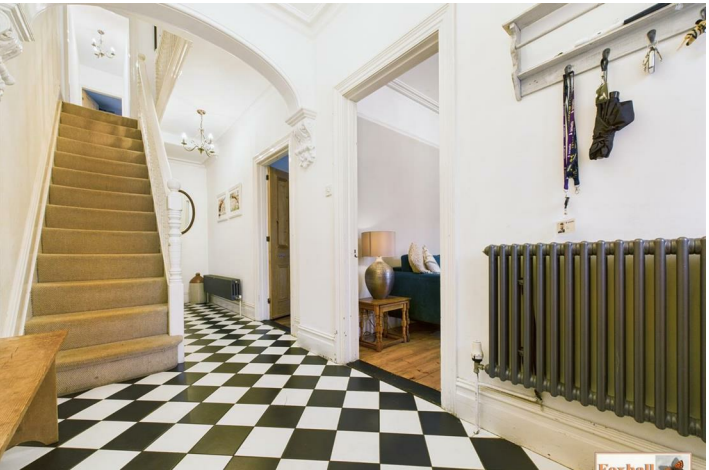
Enclosed to panel fencing the South/Westerly rear garden is mainly laid to lawn with a large patio area accessed from the kitchen/diner, sitting room and utility. There is a summer house with power and light and a metal garden shed at the rear.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



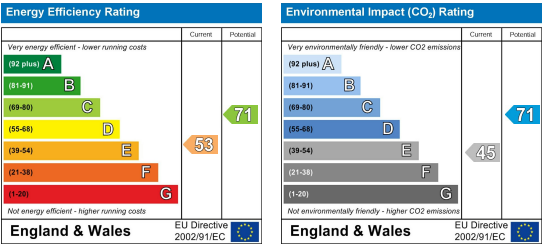
Floor Plan



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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