

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Pearl Grove

Kesgrave, Ipswich, IP5 2FY

Price £490,000



5



3



2



C



# Peart Grove

Kesgrave, Ipswich, IP5 2FY

Price £490,000



## Front Garden

Enclosed by fencing with a pathway providing access to the entrance and to the side of the property is a blocked paved driveway providing access to the garage and gated access to the rear garden.

## Reception Hallway

Access via composite double glazed entrance door with UPVC double glazed window to front, Amtico wood effect flooring, stairs rising to first floor, smooth coved ceiling with feature lighting, radiator and doors giving access to the lounge, dining room, W.C. and kitchen breakfast room.

## Lounge

19'7" x 11'3" (5.97m x 3.43m)

Accessed by double doors with UPVC double glazed sash window to front, UPVC double doors giving access to the rear garden, feature fireplace with gas flame effect fire, smooth ceiling, two radiators and carpeted flooring.

## Cloakroom W.C.

5'3" x 3'3" (1.60m x 0.99m)

UPVC double glazed window to the front, low-level W.C., vanity wash hand basin with a mixer tap and tiled splash-back, tiled flooring, radiator and smooth ceiling.

## Dining Room

11'6" x 9'5" (3.51m x 2.87m)

UPVC double glazed sash style window to front, radiator, wood effect flooring and smooth coved ceiling.

## Kitchen / Breakfast Room

12'0" x 11'11" (3.66m x 3.63m)

UPVC double glazed window to rear, single drainer stainless steel sink with a Victorian style mixer tap inset in a rolled edge worksurface with cupboards and drawers under and matching above, built-in fridge,

built-in freezer, built-in dishwasher, built-in oven, built-in five burner gas hob with extractor over, tiled flooring, tiled splashback, radiator, smooth ceiling and access to the utility room.

## Utility Room

8'9" x 6'3" (2.67m x 1.91m)

UPVC double glazed door giving access to the rear garden, radiator, tiled flooring, single drainer sink with a mixer tap inset into a roll-edged worksurface with cupboards under, tiled splash-back, space and plumbing for washing machine, space for a tumble dryer, smooth ceiling with extractor fan and door to a storage cupboard.

## First Floor Landing

UPVC double glazed window to front, radiator, smooth coved ceiling, stairs rising to the second floor, airing cupboard housing the Potterton Powermate HE boiler and doors giving access to bedrooms one, two, three and the family bathroom.

## Bedroom One

11'10" x 10'4" (3.61m x 3.15m)

UPVC double glazed window to the front, radiator, smooth coved ceiling, television and telephone points, two built-in double wardrobes, carpeted flooring and door giving access to the ensuite

## En-Suite

7'9" x 7'8" (2.36m x 2.34m)

UPVC double glazed window to rear, fully tiled double shower cubicle with independent shower over, smooth ceiling with spotlighting, low-level W.C., pedestal wash hand basin with mixer tap and tiled splash-backs, tiled flooring, radiator and extractor fan.

### Bedroom Two

12'9" x 9'6" (3.89m x 2.90m)

UPVC double glazed sash window to front, radiator, smooth coved ceiling and carpeted flooring.

### Bedroom Three

9'10" x 8'11" (3.00m x 2.72m)

UPVC double glazed window to rear, radiator, smooth coved ceiling and carpeted flooring.

### Family Bathroom

13'0" x 4'8" (3.96m x 1.42m)

UPVC double glazed window to rear, vanity wash hand basin with mixer tap and tiled splash-back, low-level W.C., shaped and panelled bath with mixer tap and shower attachment, heated towel rail, tiled flooring, smooth ceiling with spotlighting and extractor fan.

### Second Floor Landing

Smooth ceiling giving loft access, carpeted flooring and doors giving access to bedrooms four and five and access to the shower room.

### Bedroom Four

12'4" x 11'5" (3.76m x 3.48m)

UPVC double glazed window to the front, radiator, smooth ceiling, eaves storage and carpeted flooring,

### Bedroom Five

12'3" x 6'9" (3.73m x 2.06m)

UPVC double glazed window to front, smooth ceiling with spotlighting and carpeted flooring.

### Shower Room

9'0" x 5'4" (2.74m x 1.63m)

Double glazed Velux window to rear, low-level W.C., pedestal wash hand basin with tiled splash-back, fully tiled shower cubicle with independent shower over, radiator, tiled floor, smooth ceiling with spotlighting and extractor fan.

### Rear Garden

Established rear garden with two paved patio areas, raised flower and shrub borders with trees, outdoor lighting, outdoor power and outside tap and gated access to the rear garden.

### Garage

17'2" x 8'8" (5.23m x 2.64m)

Up and over door with power and light.

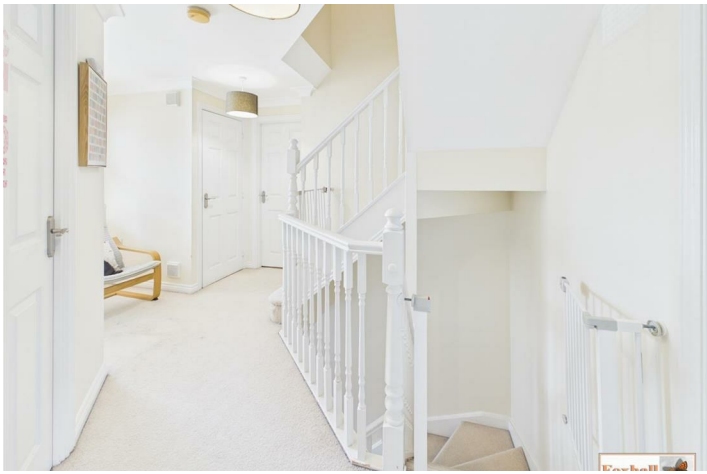
### Agents Notes

Tenure - Freehold

Council Tax Band - E









## Road Map



## Hybrid Map



## Terrain Map



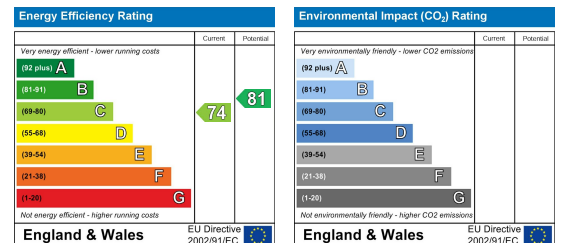
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.