

Foxhall



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St. Johns Road

East Ipswich, IP4 5DE

Asking price £220,000



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Front Garden

An attractive low level brick wall and hedge surrounding the front garden with a metal pedestrian gate leading onto a low maintenance paved front garden with a raised flower bed border. Pedestrian gate to the left hand side leading to the back garden. Steps up to the front door.

Lounge

13'5" into bay x 10'3" (reducing to) x 11'3" (4.099 into bay x 3.127 (reducing to) x 3.439)

Part glazed entrance door, double glazed bay window to front, aerial and telephone points, handy storage cupboards, bespoke shelving, laminate flooring, coving, radiator and bespoke cupboard housing the fuse-board. Door through to the dining room.

Dining Room

10'11" x 11'1" (3.346 x 3.386)

Double glazed window to rear, built in shelving, radiator, laminate flooring, stairs to first floor and door leading into the kitchen.

Kitchen

6'9" x 8'4" (2.06m x 2.54m)

The kitchen houses base units with drawers and cupboards fitted with stainless steel handles. There is space for a free standing oven and under the counter fridge. Solid wooden work-surfaces with a stainless steel sink unit and mixer tap. Spotlights, extractor fan, tiled flooring and tiled splash-backs, radiator, part double glazed window to rear and double glazed window to side. An under-stairs storage cupboard that doubles as a larder.

Outside W.C.

Pedestal wash hand basin, low flush W.C., tiled splash-backs, tiled flooring, power and light and 'barn style' door.

Utility Room

3'11" x 8'4" (1.21 x 2.548)

Comprising of gloss units, with work-surfaces over, space for fridge / freezer, space and plumbing for a washing machine, shelving, storage, tiled flooring, double glazed window to side and pedestrian 'barn style' door to side.

Landing

Doors to bedrooms, one, two and the bathroom, loft hatch and radiator.

Bedroom One

11'4" x 10'11" (3.45m x 3.33m)

Double glazed window to front, wood panelling, radiator, carpeted flooring.

Bedroom Two

8'2" x 11'1" (2.49m x 3.40m)

Double glazed window to the rear, radiator, carpeted flooring.

Bathroom

8'5" x 6'11" (2.57m x 2.11m)

Obscure double glazed window to rear, attractive 'P shaped' wood panelled bath with stainless steel mixer taps and handheld shower attachment, low flush W.C., vanity wash hand basin, cupboard housing the Potterton boiler (regularly serviced), tiled flooring, splash-back tiling and contemporary heated towel rail.

Rear Garden

15'0" x 88'0" (4.57m x 26.82m)

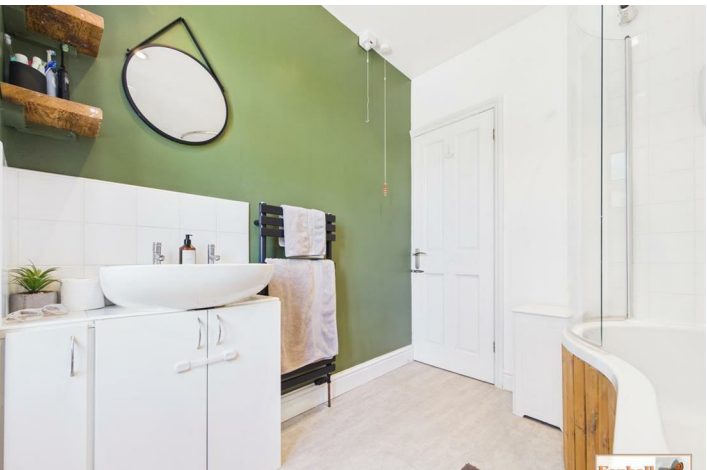
There is a hard standing area with a handy covered porchway, leading to the outside W.C. and separate utility room. Further secluded hard-standing suitable for a table and chairs and alfresco dining complete with raised bed leading to a further lawn area. Pathway through to the rear of the garden where there is a dedicated decking area, again suitable for alfresco dining allowing utilisation of the garden during both the morning and afternoon following the sun. There are small trees, shrubs, plants and bulb planting in the borders. There is a workshop (6'9" x 6'7") with power, lighting and insulation, a personal door and double glazed windows and water-butts to stay. There is also a purpose built summer house/office (14'0" x 7'4") with double French doors, double glazed window with power, lighting and insulation. This could be used as a crafting space/office/storage area for garden furniture, etc or just as a dedicated summerhouse. There is also a side pedestrian gate leading to the front. Outside tap.

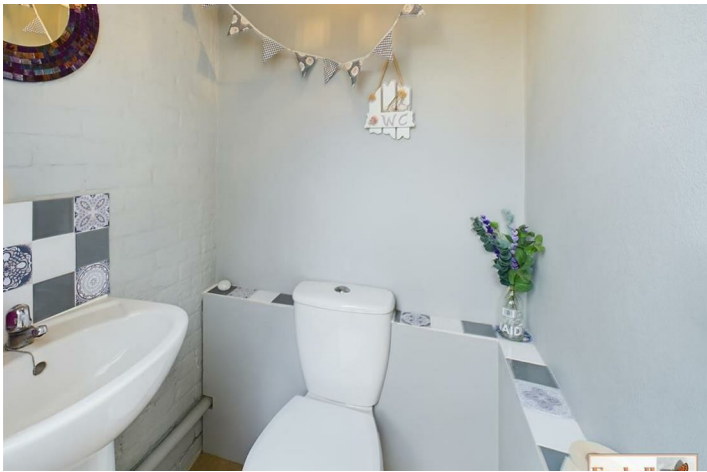
Agents Note

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



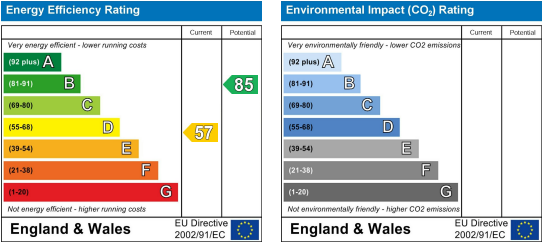
Floor Plan



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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