

# Foxhall



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## Pearl Road

North West Ipswich, IP1 5HL

Asking price £240,000



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## Front Garden

Wrapping around the front and side of the property it is mainly laid to tarmac providing off-road parking for three vehicles, there is access to the detached garage, a front aspect door into the entrance hallway and gated side access to the rear garden.

## Entrance Hallway

Doors to bedroom one, dining room / bedroom two, lounge and bathroom, radiator, carpeted flooring and loft access which has a drop down ladder, electric light and partially boarded and houses the combi boiler.

## Lounge

13'11" x 11'3" (4.26 x 3.44)

Front aspect double glazed bay window, two side aspect double glazed windows, radiator, carpeted flooring and rear aspect door through to the kitchen.

## Kitchen

9'3" x 7'11" (2.83 x 2.43)

Base and eye-level units with real wood rounded edge worktops and tiled splash-back, integrated electric oven and hob with stainless steel extractor over, integrated ceramic sink and drainer, space for a fridge freezer, space and plumbing for a washing machine, storage cupboard contains the fuse box and gas meter, rear aspect UPVC frosted double glazed door to the garden, rear aspect double glazed window, radiator and laminate flooring.

## Dining Room / Bedroom Two

11'0" x 10'1" (3.36 x 3.08)

Radiator, carpeted flooring and open through to the conservatory. Currently used as a dining room.

## Conservatory

10'7" x 9'5" (3.24 x 2.88)

Side aspect double glazed French style doors to the garden, radiator and tiled flooring.

## Bedroom One

12'10" x 9'11" (3.92 x 3.04)

Front aspect double glazed bay window, radiator and carpeted flooring.

## Bathroom

6'0" x 4'11" (1.83 x 1.52)

Panel bath with bronze mixer tap, riser and handheld shower attachment, pedestal hand wash basin with bronze hot and cold taps, low-level W.C., heated towel rail, rear aspect frosted double glazed window, tiled walls and tile effect laminate flooring.

## Rear Garden

Enclosed to fencing, the south facing rear garden is incredibly private with a variety of mature trees and shrubs. It is mainly laid to lawn with a hardstanding seating area accessed from both the kitchen and conservatory. There is pedestrian access to the garage and gated side access round to the front of the property.

## Garage

16'2" x 9'3" (4.94 x 2.83)

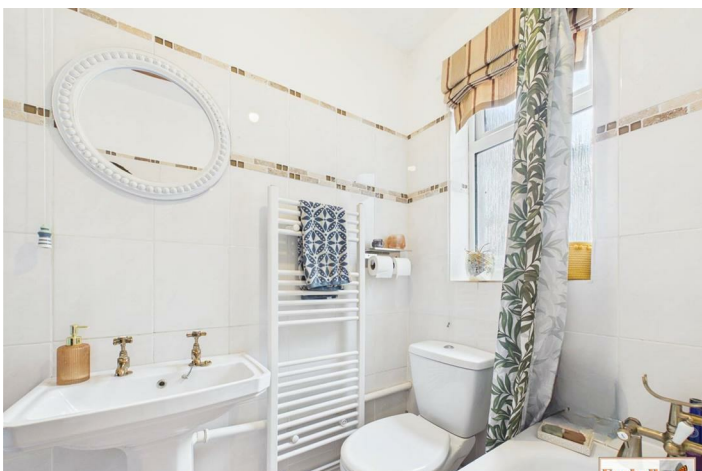
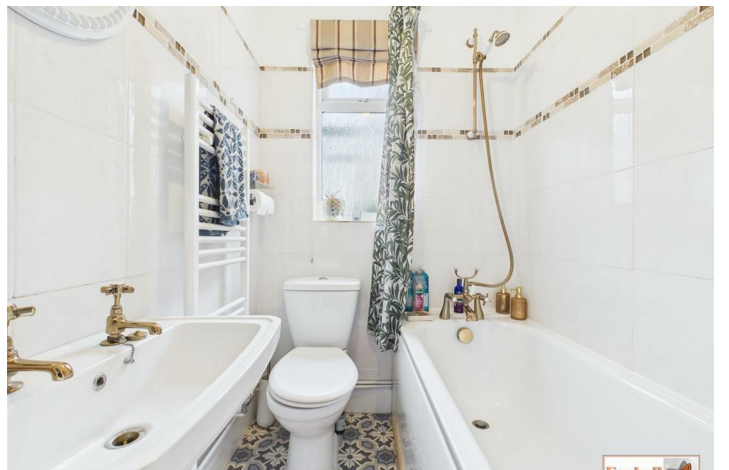
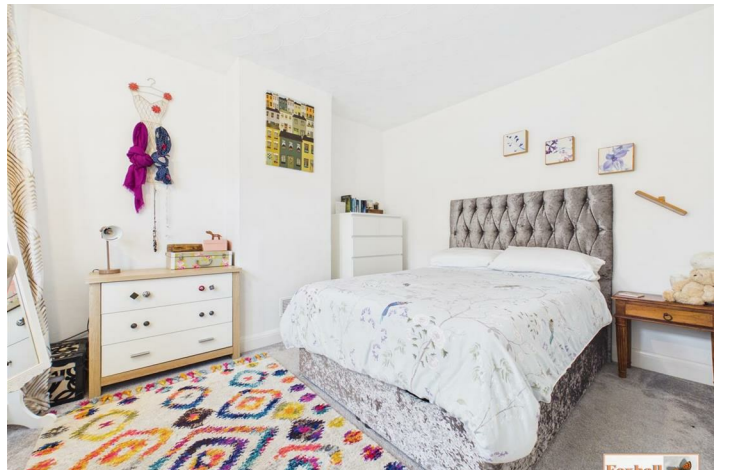
Electric roller door to the front, pedestrian door to the side, side aspect window with power and light.

## Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



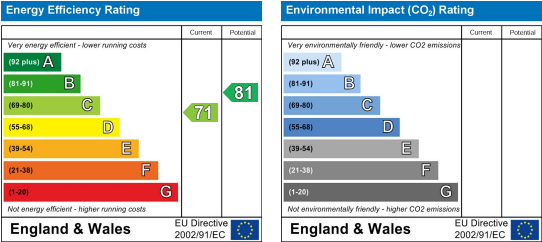
Floor Plan



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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