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Norwich Road

Barham, Ipswich, IP6 0PD

Offers in excess of £325,000



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Front Garden

Partly enclosed via conifer hedges and panel fencing, mostly laid to lawn with a mixture of mature trees and plants. a pathway leading to the front door, external lighting, access to the oil tank, large block paved driveway giving you parking for five cars comfortably giving you access to the garage. A perfect place to store bins with more conifer trees, flower bed borders and a gate leading to a passageway to the side door and a further gate leading to the rear garden.

Entrance Porch

Entry via a single glazed wooden obscure door to the front. single glazed window to the side, wall light and an internal entry door to the entrance hallway.

Entrance Hallway

Entry via a single glazed internal door, access to the stairs, door to the lounge, door to the reception room/snug, understairs storage cupboard with a wall light and houses a floorstanding Grant boiler which is regularly serviced.

Lounge

18'11" x 11'5" (5.77m x 3.48m)

Large double glazed window facing the front, high picture rails, built-in shelving, radiator and a feature woodburner inset into the chimney breast on a stone base and a wooden mantle over.

Third Reception/Snug

10'5" x 9'9" (3.18m x 2.97m)

Access into the kitchen/diner, access into the sunroom, carpet flooring, single glazed window facing the rear and a feature woodburner on a tiled base.

Sunroom

Double glazed windows to the rear, double glazed

obscured windows to the left-hand side and single glazed internal windows facing the kitchen / diner, carpet flooring, an internal single glazed window facing the third reception room/snug, two radiators, lighting and double glazed double French style doors going out into the rear garden.

Lobby

Radiator, laminate flooring, access to the cloakroom W.C. and a door to the utility Room.

Cloakroom W.C.

Double glazed obscure window facing the front, vanity wash hand basin with a mixer tap over, low-flush W.C. and tiled splash-back.

Utility Room

5'7" x 5'3" (1.70m x 1.60m)

Double glazed obscure window facing the front, worksurface, half-tiled walls, lino flooring, plumbing for a washing machine and power.

Kitchen / Diner

18'7" x 17'6" (5.66m x 5.33m)

Access from the third reception room/snug there are a couple of steps down which opens up to a kitchen / dining area with a double glazed window facing the front, double glazed window facing the rear, single glazed internal windows facing the sunroom, radiator, laminate flooring, wall and base fitted units with cupboards and drawers, double built-in oven with a grill function, electric hob with a cooker hood above, stainless steel single sink bowl and drainer unit with a mixer tap over and separate drinking tap, space for a fridge freezer, tiled splash-backs and a double glazed stable door to the side going out into the passageway.

Landing

Single glazed windows facing the front, airing cupboard which houses the water tank, access to the consumer unit, access to the loft, doors to bedrooms one and two and the shower room and a radiator.

Bedroom One

14'0" x 10'1" (4.27m x 3.07m)

Double glazed window facing the rear, built-in wardrobe, storage cupboard with built-in shelving, high picture rails and a radiator.

Bedroom Two

11'6" x 8'11" (3.51m x 2.72m)

Double glazed window facing the front with a lovely view, radiator, high picture rails and a storage cupboard.

Shower Room

10'0" x 7'0" (3.05m x 2.13m)

Double glazed window facing the side, extractor fan, wall mounted heater, low-flush W.C., pedestal wash hand basin with hot and cold taps, a large step-in shower cubicle with electric wall mounted shower, tiled splash-back and a radiator.

Rear Garden

Beautifully presented south facing rear garden. There is a large patio area, mostly laid to lawn with a mixture of mature trees and plants providing you with beautiful shade areas, raised flowerbed borders around the outside with a mixture of mature trees and plants. Enclosed by panel fencing and is completely un-overlooked with access to an outside tap, pathways and a gate leading to a passageway down the side of the garden back to the front of the property.

Garage

20'1" x 12'2" (6.12m x 3.71m)

Manually open swing double doors with power and lighting, single glazed windows to both sides, door to the side going out into the passageway and a door to a workshop/utility space.

Workshop/Utility Space

9'3" x 5'8" (2.82m x 1.73m)

Single glazed window to the side, worksurfaces with power and lighting.

Block Built Outhouse

16'1" x 11'6" (4.90m x 3.51m)

Single glazed windows to the rear and side, power and lighting and perfect for a potential office space, gym or even a games room.

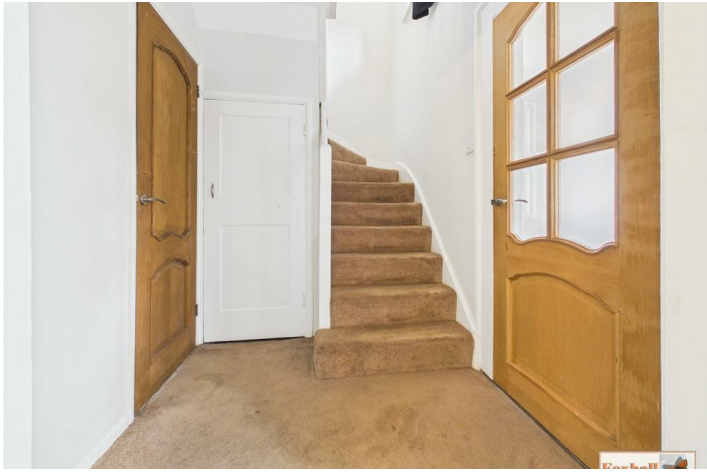
Agents Notes

Tenure - Freehold

Council Tax Band - C











Road Map



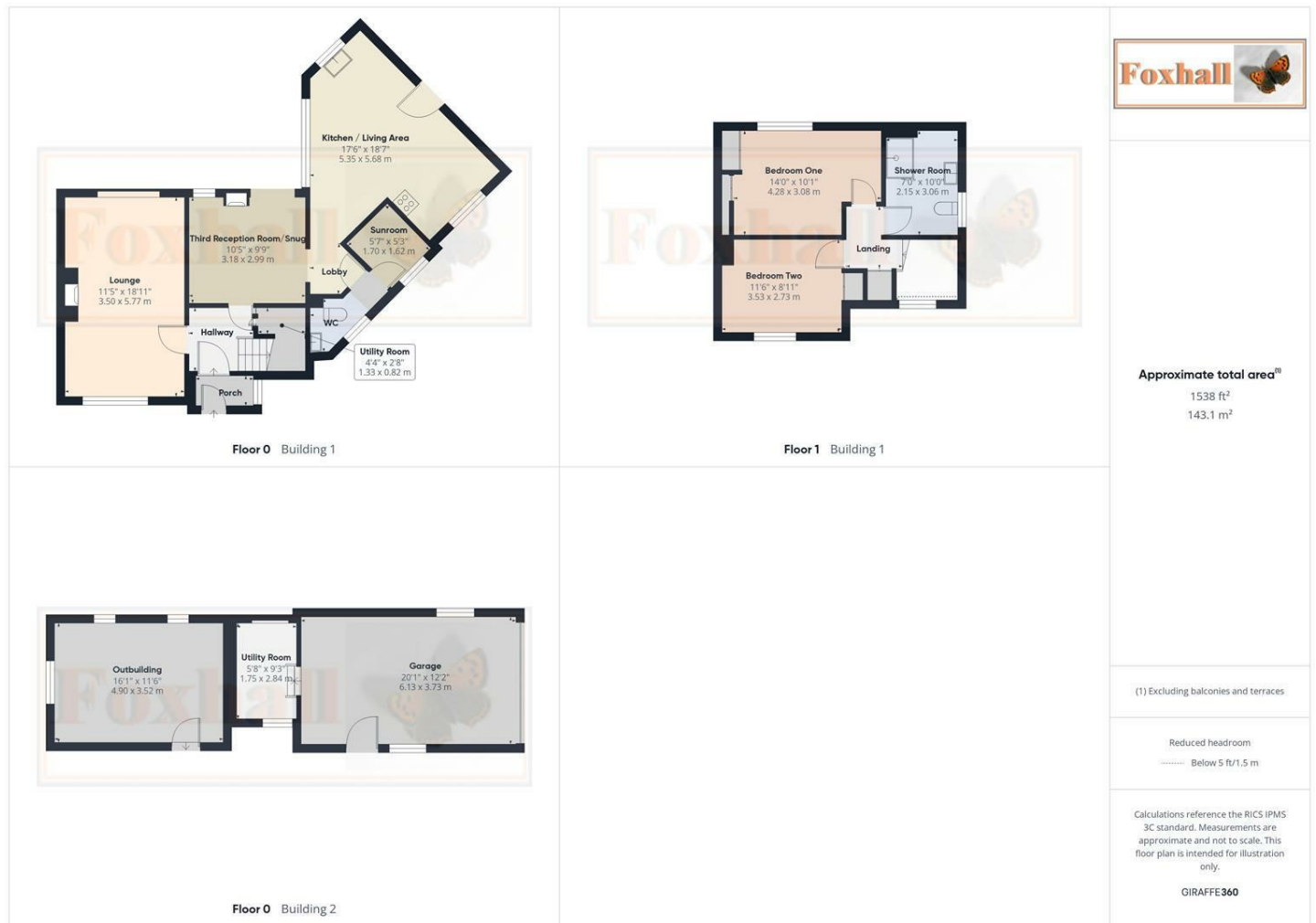
Hybrid Map



Terrain Map



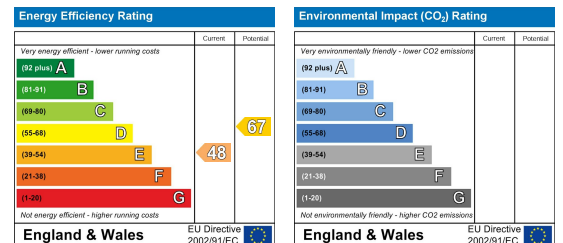
Floor Plan



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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