

Foxhall



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Wilkinson Drive

Kesgrave, Ipswich, IP5 2DS

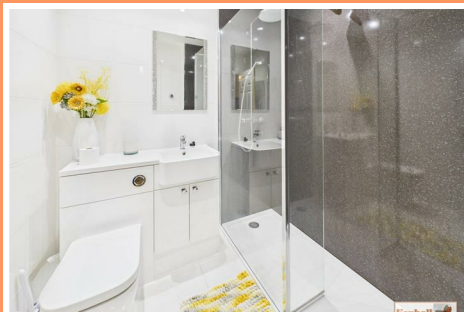
Price £245,000



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Front Garden

To the front of the property there is a pathway with access to the entrance door with a canopy porch and outdoor lighting. The remainder of the front garden is low maintenance with purple slate chippings and has some shrub borders and an outside tap.

Entrance Hallway

Access via double glazed entrance door, wood effect flooring, stairs rising to first floor, radiator, smooth coved ceiling and doors giving access to

Downstairs Cloakroom

6'0" x 2'9" (1.83m x 0.84m)

Double glazed window to front, low-levelled up W.C, pedestal wash hand basin with tile splash-back, radiator, smooth ceiling, tile effect vinyl flooring.

Lounge

14'6" x 12'6" (4.42m x 3.81m)

UPVC double glazed double doors giving access to the rear garden with bespoke shutters, two radiator, smooth coved ceiling, wood effect flooring, telephone point and television points.

Kitchen

10'6" x 6'0" (3.20m x 1.83m)

UPVC double glazed window to front with fitted blinds, space and plumbing for washing machine, circle bowl and drainer stainless steel sink with a mixer tap inset into worktop with cupboards and drawers under and matching above, space and plumbing for slimline dishwasher, space for cooker with filter hood above, space for a fridge freezer, tiled splash-back, smooth coved ceiling, spotlighting and tile effect vinyl flooring.

Landing

Wood effect flooring, smooth coved ceiling and doors giving access to all bedrooms and the shower room.

Bedroom One

12'6" x 8'11" (3.81m x 2.72m)

UPVC double window to rear overlooking the garden with fitted blind, radiator, range of built-in wardrobes, smooth coved ceiling and a television point.

Bedroom Two

12'6" x 7'3" (3.81m x 2.21m)

Two UPVC double glazed window to front, radiator, smooth coved ceiling, loft access, which has a retractable ladder, part boarded with lighting. Airing cupboard housing wall mounted Potterton Gold Combi HE and silver birch wood effect flooring.

Shower Room

6'5" x 5'10" (1.96m x 1.78m)

Luxury shower room with walk-in double shower cubicle with rainfall shower head with quartz effect mermaid boarding, enclosed W.C and vanity wash hand basin with a mixer tap, tiled flooring, tiled walls, smooth ceiling with inset spotlighting, extractor fan and a chrome heated towel rail.

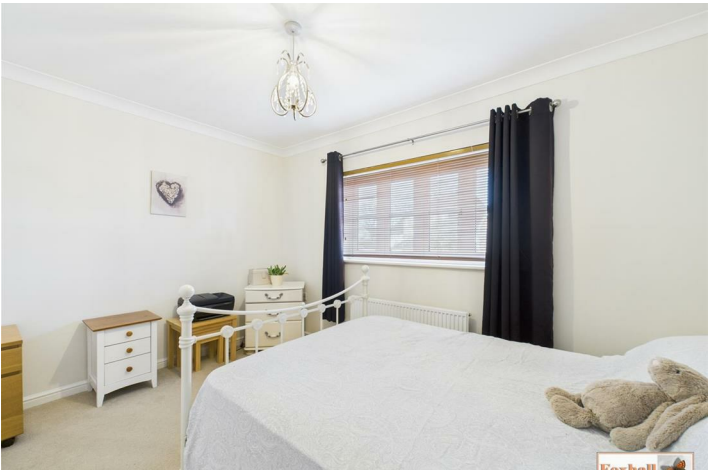
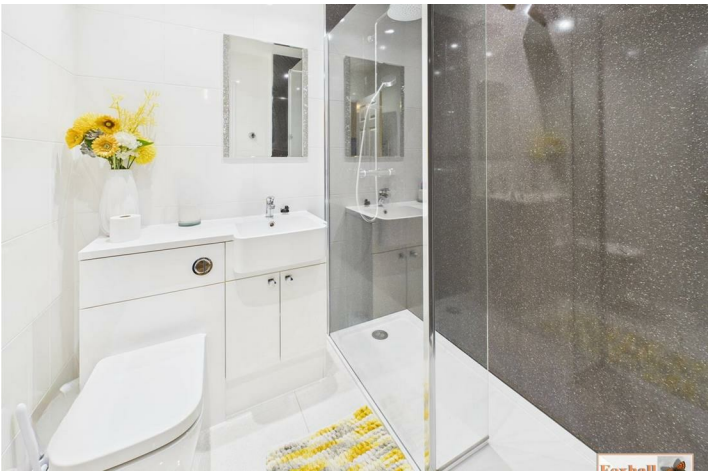
Rear Garden

Commences with a paved patio area, predominately laid to lawn with a purple slate border, there is gated side access to the allocated parking space and a shed to remain.

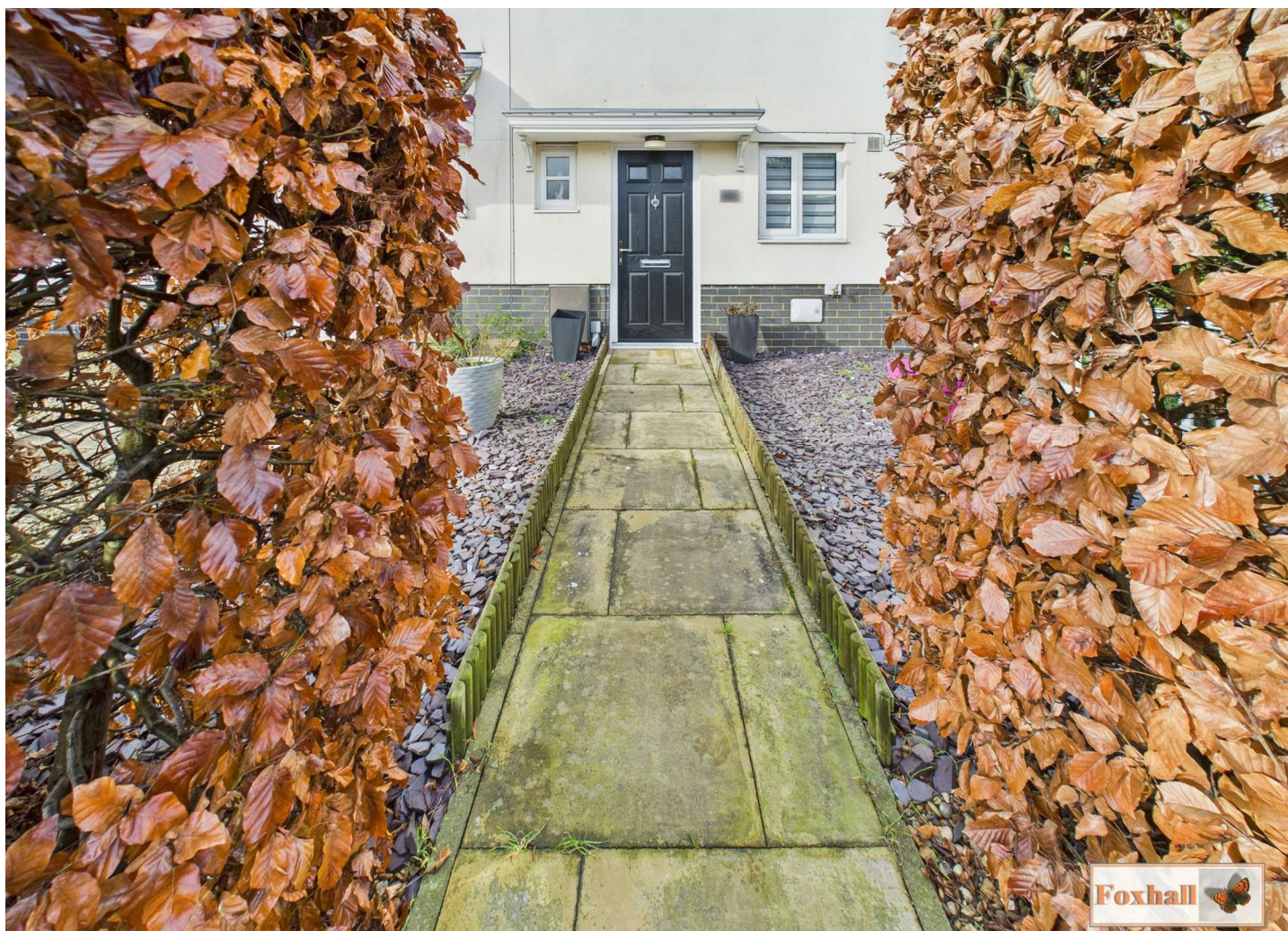
Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



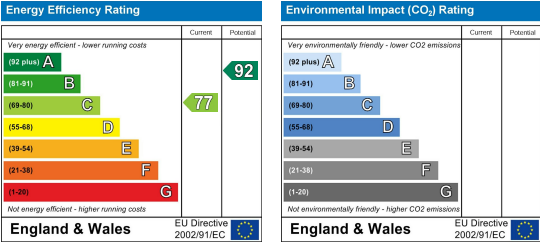
Floor Plan



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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