

Foxhall



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Mannall Walk

Kesgrave, Ipswich, IP5 2GF

Asking price £425,000



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Front Garden

The front of the property has a drive providing off road parking. The remainder is laid to lawn with gated side access to the rear garden, lighting and pathway to the entrance door

Entrance Hallway

11'10" x 2'11" (3.61m x 0.89m)

Accessed via a double glazed entrance door, radiator, herringbone LVT style flooring, stairs rising to the first floor with storage cupboard under and doors giving access to the cloakroom, lounge and open plan kitchen / dining / family area.

Lounge

14'5" x 10'2" (4.39m x 3.10m)

UPVC double glazed window to the front, grey carpeted flooring, doors giving access to the kitchen / dining area and smooth coved ceiling with feature lighting.

Kitchen / Dining Area

25'9" x 11'6" (7.85m x 3.51m)

Kitchen Area - UPVC double glazed window to the rear, single drainer stainless steel sink with Victorian style mixer tap inset into a rolled-edged worksurface with cream gloss cupboards and drawers under and matching above, built-in dishwasher, built-in double oven, space for a fridge freezer, Herringbone style LVT flooring, wall mounted Viessmann boiler, tiled splash-back, smooth coved ceiling with inset spotlighting and door giving access to the utility room.

Dining Area - UPVC double glazed doors giving access to the rear garden, radiator, LVT style Herringbone effect flooring, radiator, double doors giving access to the lounge, access to the conservatory and the kitchen and smooth coved ceiling.

Utility Room

7'6" x 5'10" (2.29m x 1.78m)

UPVC double glazed window to front, space and plumbing for a washing machine, space for a tumble dryer, larder cupboard, Herringbone style LVT flooring, radiator. smooth ceiling with inset spotlighting and quartz worksurfaces

Conservatory

12'3" x 7'5" (3.73m x 2.26m)

Brick and UPVC double glazed construction with solid roof and UPVC double glazed double doors giving access to the rear garden, radiator and Herringbone style LVT flooring.

Cloakroom

4'7" x 2'7" (1.40m x 0.79m)

Low-flush W.C., vanity wash hand basin with a mixer tap, radiator, Herringbone style LVT flooring and UPVC double glazed window to front.

Landing

Coved and textured ceiling, carpeted flooring, doors to all four bedrooms and the bathroom.

Bedroom One

12'11" x 10'2" (3.94m x 3.10m)

UPVC double glazed window to front, radiator, carpeted flooring, range of built-in wardrobes and door giving access to the en-suite.

En-Suite

9'0" x 3'11" (2.74m x 1.19m)

UPVC double glazed window to front, low-level W.C., vanity wash hand basin with a mixer tap, shower cubicle with independent shower over, tiled flooring, part-tiled walls, coved and textured ceiling with spotlighting and extractor fan.

Bedroom Two

9'2" x 8'2" (2.79m x 2.49m)

UPVC double glazed window to rear overlooking the garden, radiator, carpeted flooring, smooth coved ceiling and a range of built-in wardrobes.

Bedroom Three

9'0" x 8'0" (2.74m x 2.44m)

UPVC double glazed window to front, built-in wardrobe, radiator, coved and textured ceiling and carpeted flooring.

Bedroom Four

8'8" x 8'0" (2.64m x 2.44m)

UPVC double glazed window to rear overlooking the garden, coved and textured ceiling, radiator, carpeted flooring and access to the loft.

Bathroom

8'9" x 5'7" (2.67m x 1.70m)

Modern bathroom suite with UPVC double glazed window to rear, low-level W.C., vanity wash hand basin, shower bath with a mixer tap and independent shower over with rainfall shower head and shower screen, grey tiled walls, chrome heated towel rail, smooth ceiling with inset spotlighting and tile effect vinyl flooring.

Rear Garden

Commencing with a patio area with the remainder majority laid to lawn with raised flowerbeds and a raised decked patio area to the rear of the garden with a shed to remain, outside tap and power and lighting.

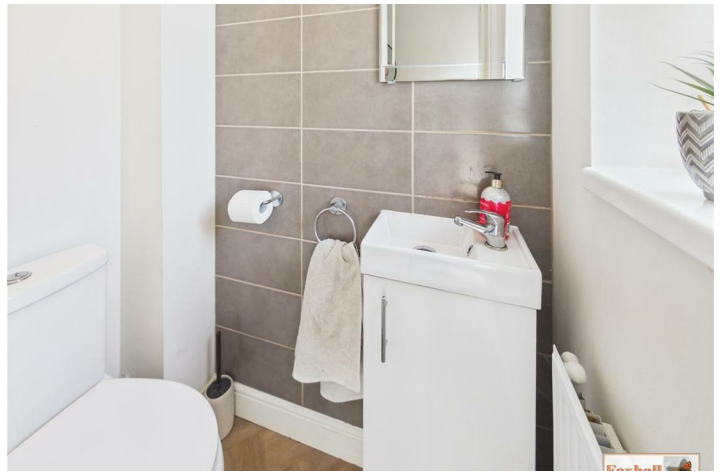
Agents Notes

Tenure - Freehold

Council Tax Band - D











Road Map



Hybrid Map



Terrain Map



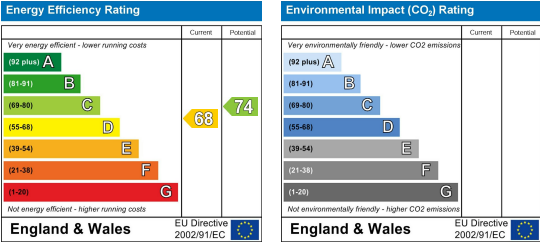
Floor Plan



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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