Foxhall

Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk

Woodbridge Road

Northgate Catchment, Ipswich, IP4 4EP

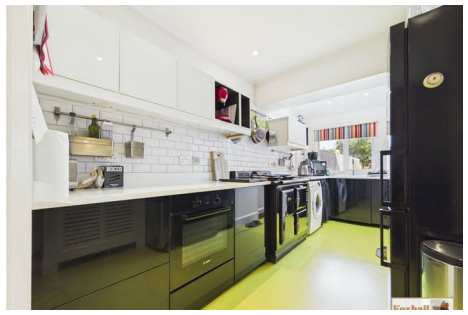
Asking price £325,000

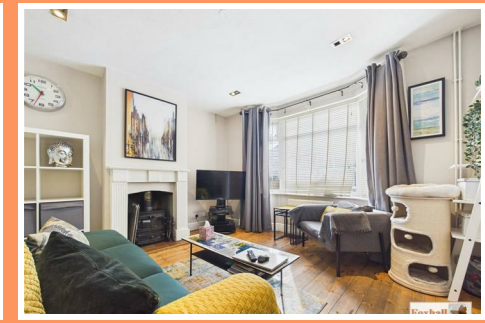
4 | 2 | 2 | D

Woodbridge Road

Northgate Catchment, Ipswich, IP4 4EP

Asking price £325,000





Front Garden
Laid to block paving providing off-road parking with steps leading to the front door and gated side access round to the rear of the property.

Entrance Hallway
Doors to lounge, dining room and kitchen, stairs to the first floor, built-in storage cupboard, understairs storage cupboard, wood flooring and a radiator.

Lounge
12'4" x 10'10" (3.77 x 3.31)
Front aspect double glazed bay window, log burner, radiator and wooden flooring.

Dining Room
12'0" x 10'3" (3.66 x 3.14)
Rear aspect double glazed French doors to the conservatory, feature fireplace, radiator and wooden flooring.

Kitchen
15'6" x 7'7" (4.72m x 2.31m)
Base and eye-level units with square edge worktops and tiled splash-backs, integrated electric oven, integrated electric hob, integrated sink, range AGA cooker, space for a washing machine, rear aspect double glazed window, double glazed Velux style roof lights, lino flooring and side aspect UPVC double glazed door to the conservatory.

Conservatory
10'4" x 9'3" (3.16 x 2.83)
Rear aspect double glazed French doors to the garden, rear and side aspect double glazed windows, electric radiator and tiled flooring.

Landing
Doors to bedrooms two, three and four and the bathroom with stairs leading to the second floor.

Bedroom Two
12'1" x 10'5" (3.68m x 3.18m)
Front aspect double glazed bay window, feature fireplace, radiator and carpeted flooring.

Bedroom Three
11'10" x 10'2" (3.63 x 3.11)
Rear aspect double glazed window, feature fireplace, radiator and carpeted flooring.

Bedroom Four
7'11" x 7'7" (2.42 x 2.33)
Front aspect double glazed window, radiator and carpeted flooring.

Bathroom
8'1" x 7'8" (2.47 x 2.34)
Curved bath with stainless steel mixer tap and electric shower over with stainless steel riser and handheld attachments, low-level W.C., wall mounted wash hand basin, radiator, rear aspect frosted double glazed window, airing cupboard and lino flooring.

Bedroom One
14'4" x 8'6" (4.37m x 2.59m)
Two front aspect Velux style roof lights, rear aspect double glazed window, built-in sliding wardrobes, ample eaves storage space, radiator, spotlights, carpeted flooring and door to the en-suite.

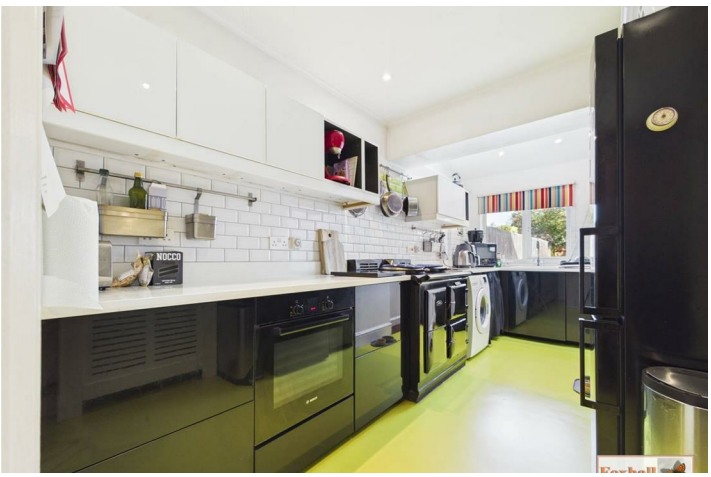
En-Suite
8'2" x 5'2" (2.50 x 1.58)
Shower cubicle with stainless steel mixer tap, riser and hand-held shower attachments, low-level W.C., two hand wash basins with a mixer tap and tiled splash-backs, rear aspect frosted double glazed window, extractor fan, radiator and tiled flooring.

Rear Garden
The rear garden is enclosed to fencing, mainly laid to

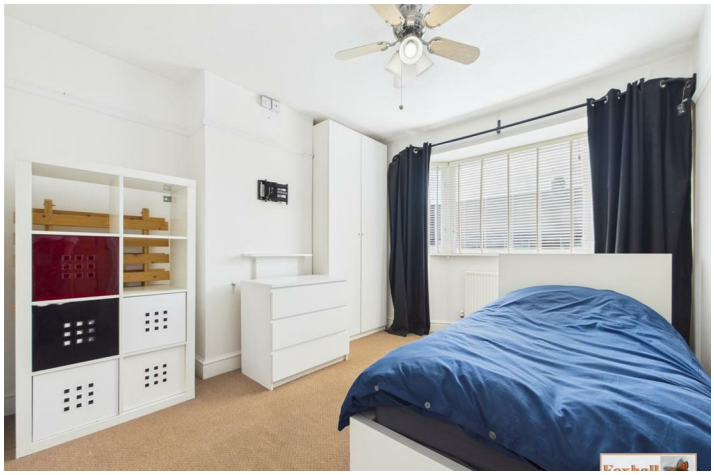
lawn with a patio area and a wooden storage shed and gated side access round to the front of the property.

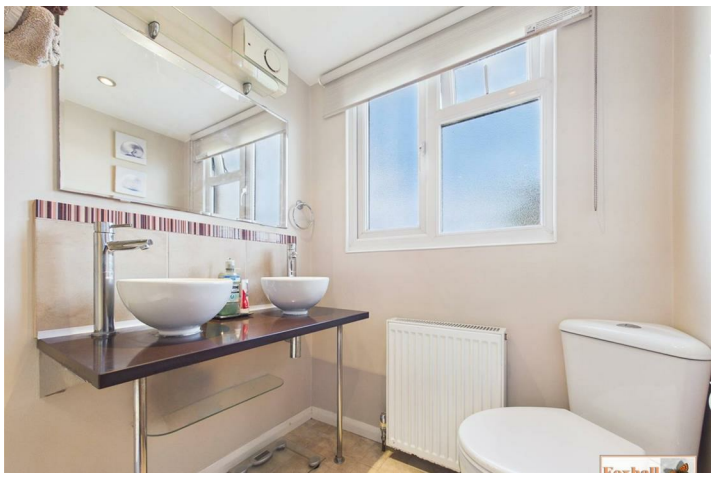
Agents Notes

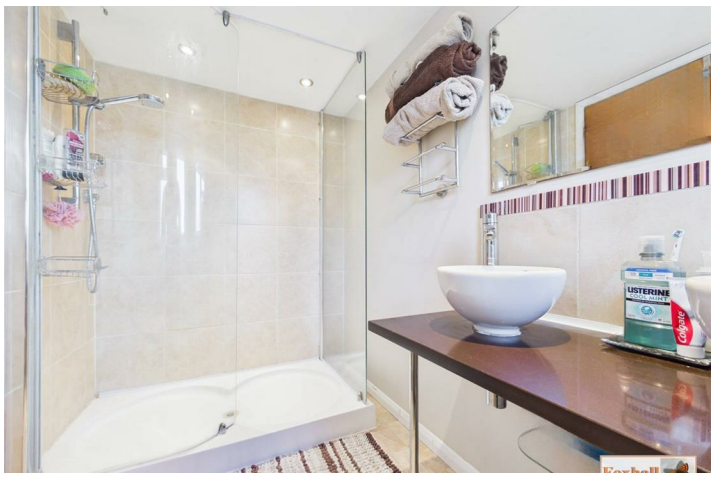
Tenure - Freehold
Council Tax Band - B



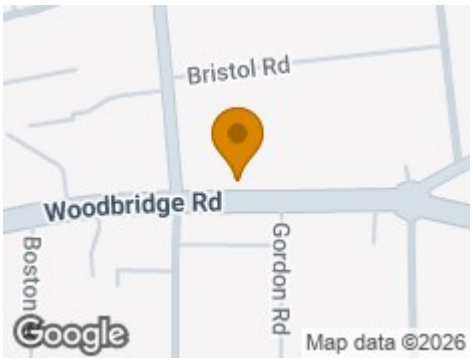
AGA






LISTERINE
Colgate

Road Map



Hybrid Map

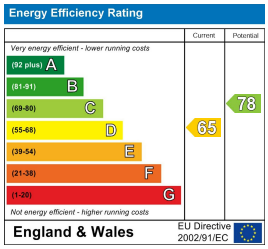
Terrain Map

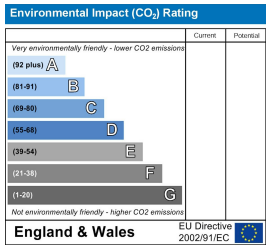
Floor Plan

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.