

# Foxhall



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## Cedar Avenue

Kesgrave, Ipswich, IP5 1EZ

Offers in excess of £275,000



2



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2



D



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## Front Garden

Block paved driveway suitable for off-road parking for 2-3 vehicles, access to the garage, access to both front door and the side door. Low maintenance mature landscaped front garden with mid height brick wall and a gate through to the rear garden.

## Entrance Hallway

Large spacious hallway with front door, three obscured windows to the side with fitted blinds, carpet flooring, dado rail, coving, radiator, doors to the shower room, bedrooms one and two, lounge / diner and the kitchen. Large storage cupboard with the wall mounted Vaillant boiler and plenty of storage, further airing cupboard with radiator and again plenty of storage.

## Lounge / Diner

16'9" x 9'8" (5.13m x 2.97m)

Double glazed window to the side, radiator, dado rails, carpet flooring, coving and double glazed patio doors out into the conservatory.

## Kitchen

11'8" x 7'5" (3.58m x 2.27m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, Asterite sink bowl and drainer unit with a mixer tap over, freestanding space for an electric oven, tiled splash-back, double glazed window with fitted blinds to the front, space under counter for a fridge, tiled flooring, breakfast counter, radiator, coving, strip light, wooden glazed door into the utility area and further space potentially for other appliances if required.

## Utility Area

7'4" x 6'0" (2.26m x 1.85m)

Space and plumbing for a washing machine, space for a tumble dryer or dishwasher etc, laminate flooring, wall

mounted cupboards for storage, light and power, consisting of brick and UPVC, windows with fitted blinds and a pedestrian door out into the garden.

## Conservatory

10'2" x 9'1" (3.11m x 2.79m)

Constructed of double skin brick and UPVC roof, double glazed UPVC windows, two radiators, carpet flooring and there is also power.

## Bedroom One

10'4" x 8'6" (3.15m x 2.60m)

Double glazed window to the rear, radiator, carpet flooring, built-in cupboards plus side table, dado rail and also loft hatch and access.

## Bedroom Two

10'10" x 8'2" (3.32m x 2.49m)

Double glazed window to the rear, radiator, dado railing, carpet flooring, large built-in cupboards and coving.

## Shower Room

6'2" x 5'6" (1.88m x 1.70m)

Large walk-in shower cubicle with Myra Sport electric shower over, vanity wash hand basin, tiled walls throughout, low-flush W.C., extractor fan, coving, radiator and obscure double glazed window to the front.

## Garage

19'9" x 8'1" (6.03m x 2.48m)

Manual up and over door with power and light, double glazed window to the rear, UPVC and a double glazed pedestrian door to the side.

## Rear Garden

45'11" x 47'6" (14 x 14.5)

Large patio area suitable for alfresco dining, lawned area on two sides of the garden, small pond, mature planting together with trees, shrubs, etc. You have got a

pathway through to the rear and also a greenhouse to stay approx. 8'0" x 7'5" and a gate back through into the front garden.

### Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



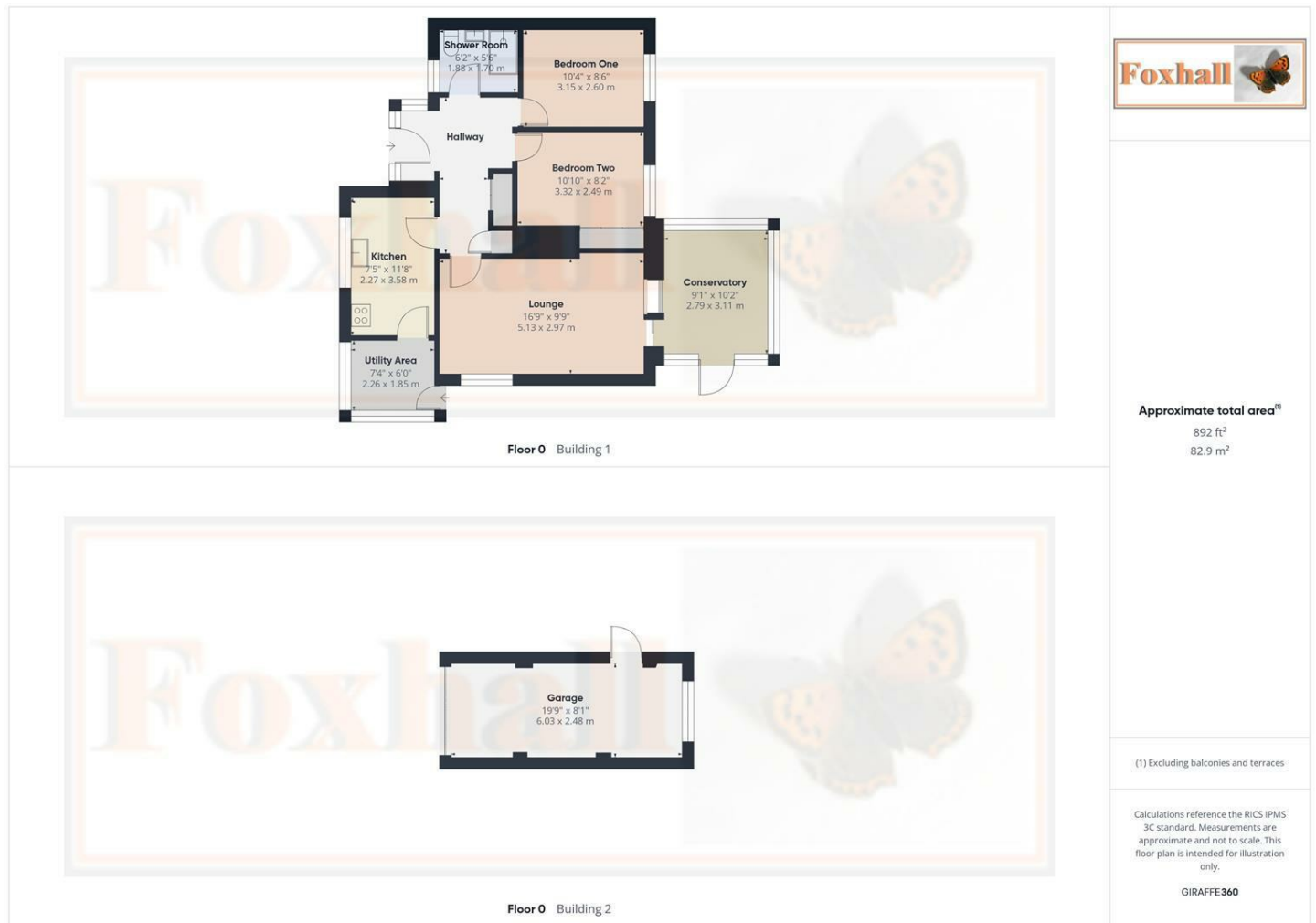
## Hybrid Map



## Terrain Map



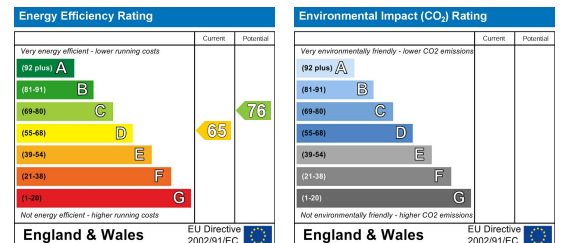
## Floor Plan



## 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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