

Foxhall



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Valley Road

North West, Ipswich, IP1 4ED

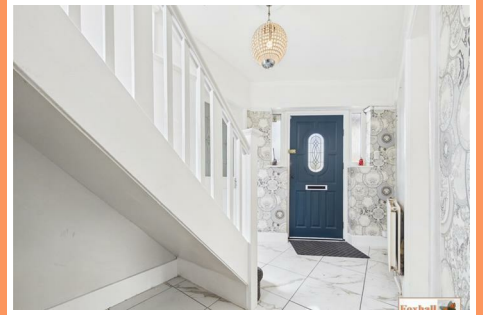
Asking price £350,000



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Valley Road

NO ONWARD CHAIN - THREE BEDROOM DETACHED HOUSE - POPULAR IPSWICH LOCATION CLOSE TO TOWN CENTRE - OFF-ROAD PARKING FOR FIVE CARS COMFORTABLY - OUTBUILDING USED AS GAMES ROOM WITH POWER AND ELECTRIC - LARGE KITCHEN / DINER - GROUND FLOOR WET ROOM - FIRST FLOOR SHOWER ROOM - WELCOMING ENTRANCE HALL WITH LARGE UNDERSTAIRS CUPBOARD

Foxhall Estate Agents are delighted to offer for sale with no onward chain this three bedroom detached house situated on a popular road close to Ipswich town centre.

The property boasts a large bay fronted lounge, welcoming entrance hall, conservatory, ground floor wet room, three bedrooms, first floor shower room, south easterly facing fully enclosed rear garden with an outbuilding used as a games room with power and lighting and off-road parking to the front for five cars comfortably via a tarmac driveway also offering a pillar entrance storm porch.

Ipswich's popular IP1 area offers plenty of local amenities including local shops, access to supermarkets, being close to Ipswich town centre, access to Ipswich mainline train station, good school catchment (subject to availability), local bus routes and easy access to A12/A14.

In the valuer's opinion and early internal viewing is highly advised.

Front Garden

Partly enclosed by a low height brick wall with flower

bed borders, entering into the rear garden via large double gates, a stunning water feature, feature pillars stabilising a storm porch giving you a lovely entrance and off-road parking for five cars comfortably via tarmacked driveway.

Entrance Hall

Entry via a double glazed door facing the front with double glazed obscure windows either side, access to the stairs with an understairs cupboard, tiled flooring, door to the lounge, high picture rails and a door into the kitchen/diner.

Lounge

12'9" x 11'10" (3.89m x 3.61m)

Double glazed bay window facing the front, original cornices, ceiling rose, feature fireplace and laminate flooring.

Kitchen / Diner

20'3" x 13'11" (6.17m x 4.24m)

Double glazed sliding patio doors to the rear going into the conservatory and also a single glazed obscure door going into the conservatory, double glazed windows facing the front and side, spotlights, coving, a feature fireplace, cornices in the dining area only, wall and base fitted units with cupboards and drawers, 1 1/2 sink bowl and drainer unit with tiled splash-back, space for a double oven with a cooker hood above, integrated fridge, built-in microwave, wall mounted BIASI boiler, kitchen island filled with cupboards and drawers and a USB socket, fully tiled flooring and a door into the wet room.

Wet Room

7'11" x 7'1" (2.41m x 2.16m)

Double glazed obscure window to the rear, extractor fan, wall mounted electric shower, pedestal wash hand basin with hot and cold taps, low-flush W.C., radiator and wet room style flooring with drainage.

Conservatory

18'9" x 5'0" (5.72m x 1.52m)

Double glazed windows facing the side and rear, lino flooring, space for a fridge freezer, access to the gas meter, double French style doors to the garden and access to an outside tap.

Landing

Double glazed obscure window facing the rear and side, access to the loft, high picture rails, cupboard that houses the consumer unit and can also help as storage, large double door storage cupboard as well, doors to bedrooms one, two and three and the shower room.

Bedroom One

12'9" x 11'9" (3.89m x 3.58m)

Double glazed five bay window facing the front, coving, laminate flooring and a radiator.

Bedroom Two

13'9" x 8'11" (4.19m x 2.72m)

Double glazed window facing the rear, high picture rails, laminate flooring, radiator and fitted wardrobes.

Bedroom Three

9'5" x 7'6" (2.87m x 2.29m)

Double glazed window facing the rear, high picture rails, radiator and laminate flooring.

Shower Room

6'4" x 5'11" (1.93m x 1.80m)

Double glazed obscure window facing the side, pedestal wash hand basin with a mixer tap, low-flush W.C., step-in corner shower cubicle with an electric shower, fully tiled walls and flooring, spotlights and a stainless steel heated towel rail.

Outbuilding/Games Room

17'11" x 15'6" (5.46m x 4.72m)

With power and lighting, feature beam and panel wall, double glazed window to the side, double glazed windows facing the front, double glazed double French style doors for entry and fully tiled flooring and spotlights.

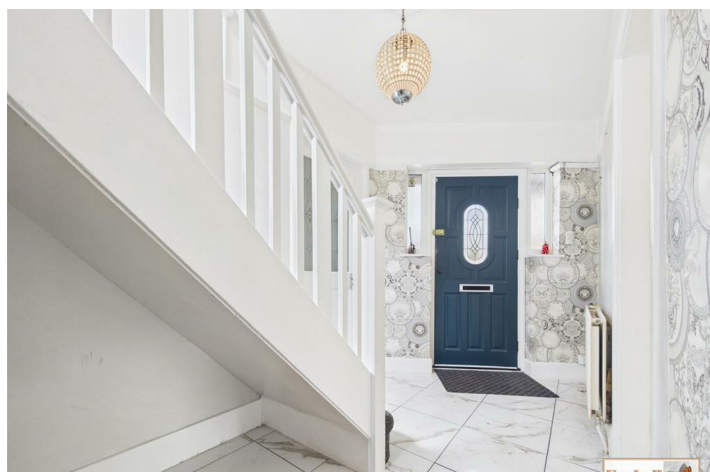
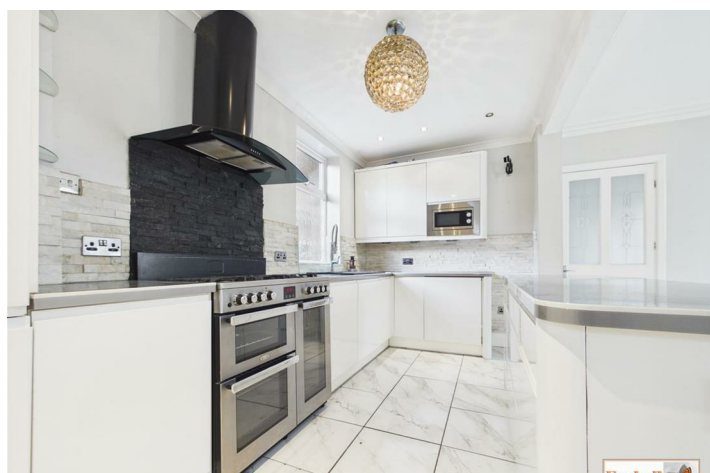
Rear Garden

Fully enclosed south easterly facing rear garden, fully enclosed by panel fencing, large tarmac area which gives you extra space for parking if possible. A large patio area, mostly laid to lawn with a large shed and an outbuilding currently used as a games room.

Agents Notes

Tenure - Freehold

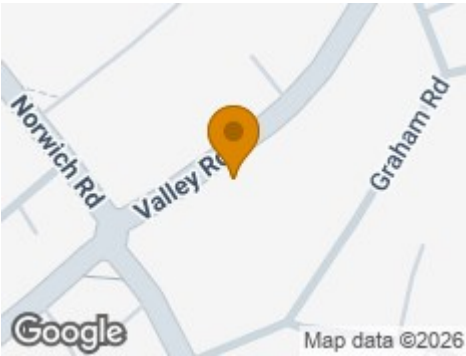
Council Tax Band - D







Road Map



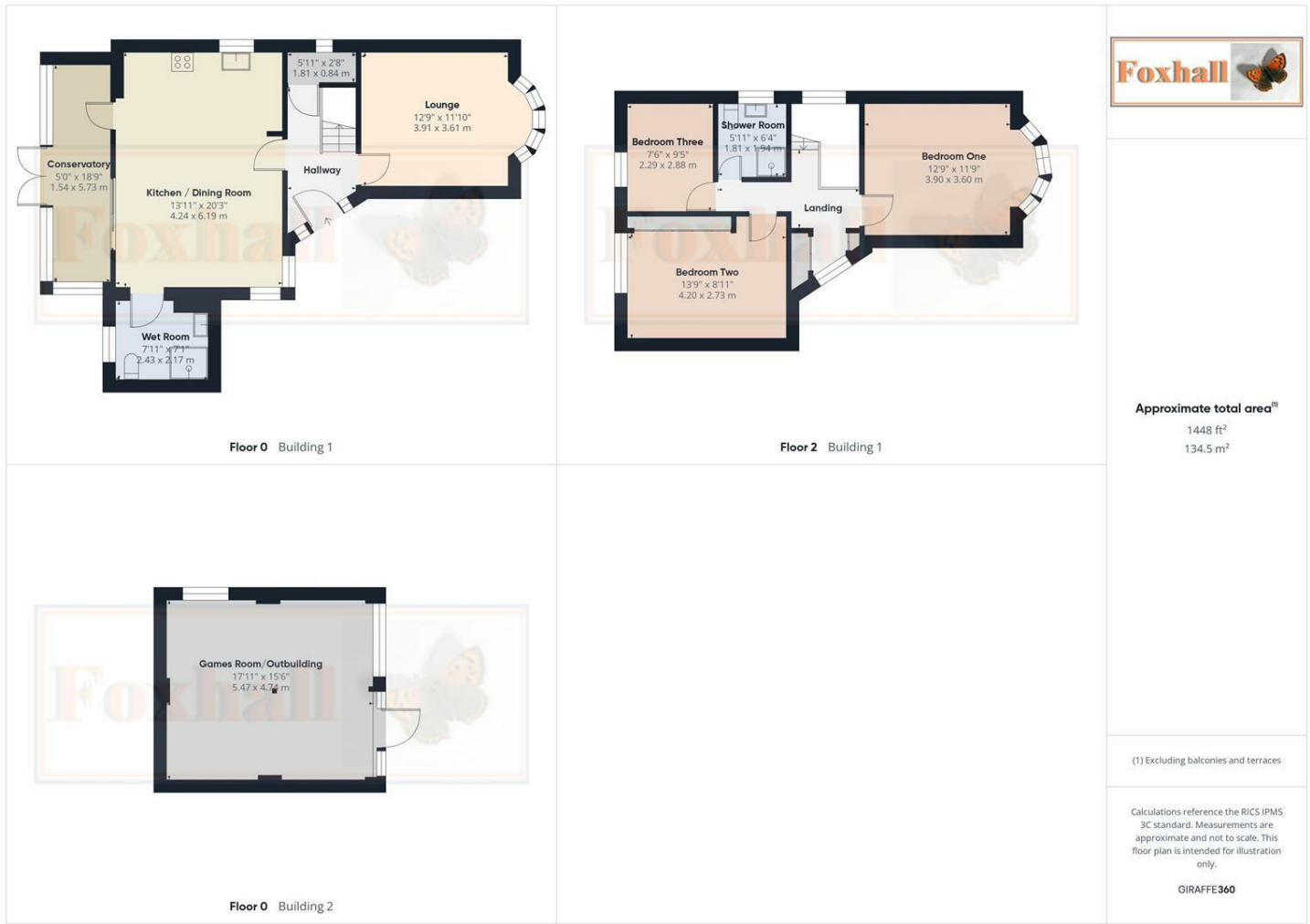
Hybrid Map



Terrain Map



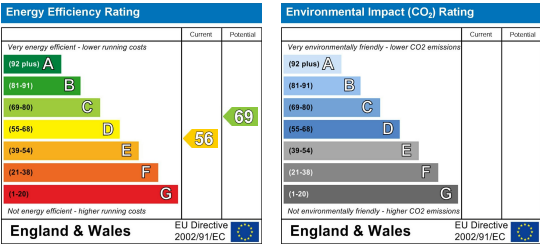
Floor Plan



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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