

# Foxhall



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## Elmhurst Drive

Rivers Estate, Ipswich, IP3 0PB

Price £290,000



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## Front Garden

Off-road parking via a driveway accessible via a dropped kerb for two cars comfortably on the front of the property and there is also a wide shared passageway between this property and a neighbouring property which gives you access to double gates and into the rear garden with enough space for potential more parking.

## Entrance Hall

Entry via double glazed obscure door facing the front, coving, access to the stairs, large tiled floor in the welcoming section and the rest of the flooring being wooden, radiator, wall light, understairs cupboard, door to the kitchen/diner and a door into the lounge/diner.

## Lounge / Diner

24'2" x 11'9" (7.37m x 3.58m)

Large double glazed five bay window facing the front, coving, mid height dado rail feature, feature woodburner inset into the fireplace sat on a stone base with a feature mantle. Large dining area with a radiator, double glazed single door going out into the rear garden with double glazed windows all around.

## Kitchen / Diner

16'9" x 8'0" (5.11m x 2.44m)

Double glazed obscure window facing the side and an additional double glazed window facing the side, double glazed window facing the rear giving you a view of the garden, radiator, coving, wall and base fitted units with cupboards and drawers, space for a large fridge freezer, plumbing for a washing machine, space for a tumble dryer, space for an oven, 1 1/2 sink bowl and drainer unit, water softener, tiled splash-back and a double glazed door to the side going out into the garden.

## Landing

Double glazed obscure window to side with fitted shutters, coving, doors to bedrooms one, two, three and the shower room.

## Bedroom One

12'9" x 9'2" (3.89m x 2.79m)

Double glazed five bay window facing the front, coving, two double built-in wardrobes and a radiator.

## Bedroom Two

11'2" x 9'4" (3.40m x 2.84m)

Double glazed window facing the rear, access to the loft, coving, double built-in wardrobe, double built-in airing cupboard which houses a Vaillant combi boiler and a radiator.

## Bedroom Three

7'5" x 5'11" (2.26m x 1.80m)

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

## Shower Room

5'10" x 5'8" (1.78m x 1.73m)

Double glazed obscure window facing the rear, coving, heated towel rail, vanity wash hand basin with a mixer tap, low-flush W.C., step-in shower cubicle, half tiled walls, tiled splash-back and laminate flooring.

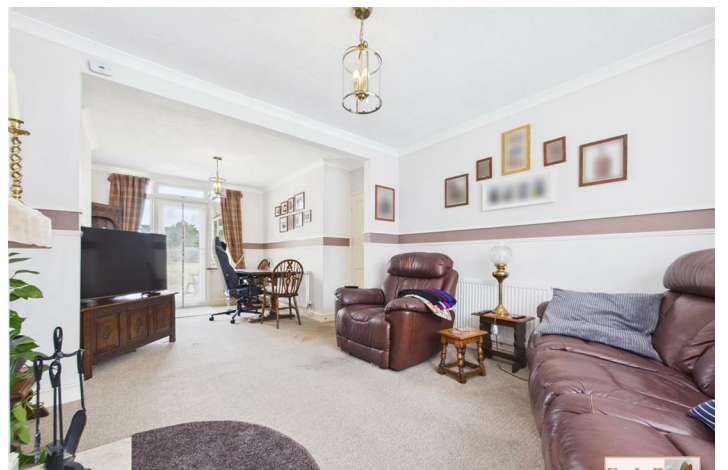
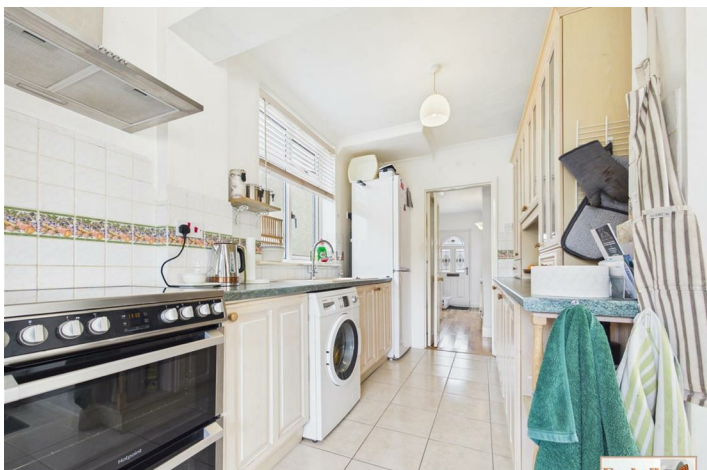
## Rear Garden

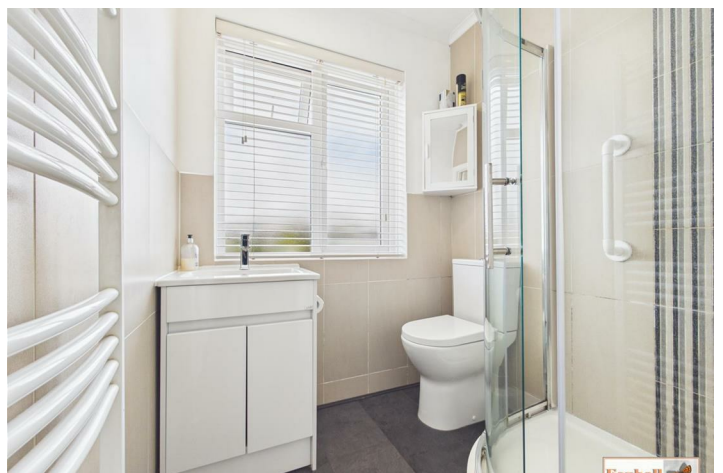
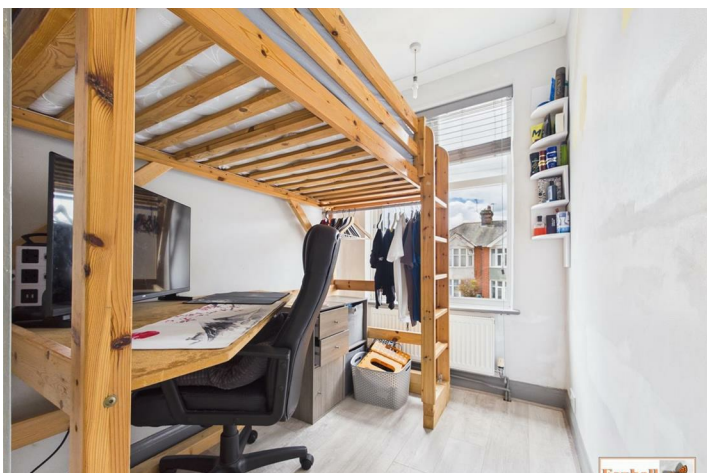
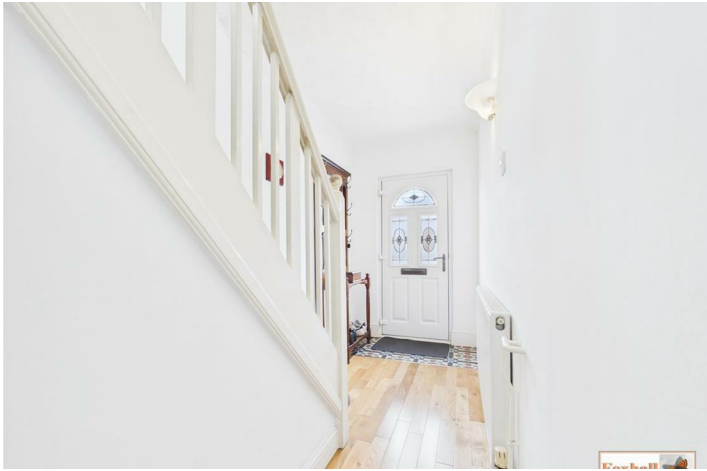
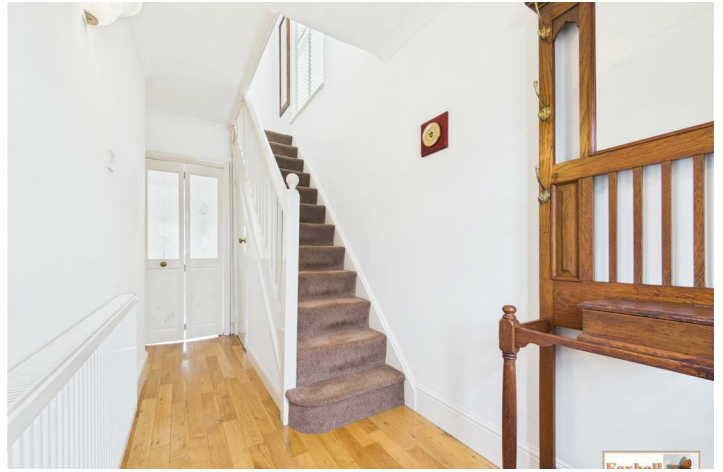
Large fully enclosed east facing rear garden tagged as "One of the biggest gardens on the street". The garden is mostly laid to lawn with a large patio area with pathways, large space where a garage was, so one could be rebuilt on that area if required, outside tap, flowerbed and shingle borders, mature range of plants and trees, fully enclosed by panel fencing and a mid height brick wall and double gates leading to the shared passageway going to the front garden.

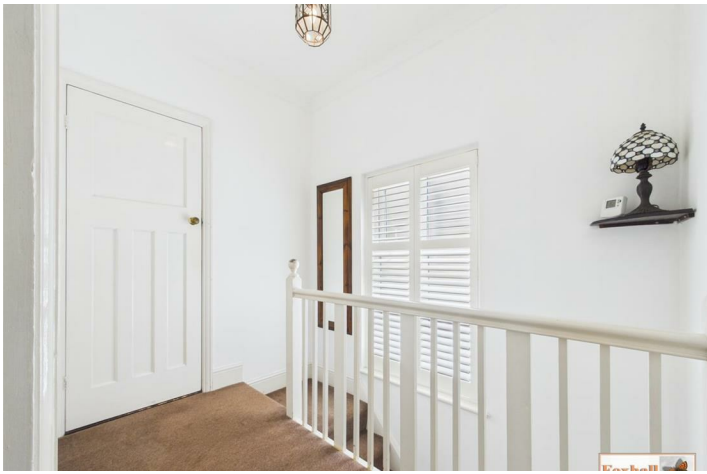
## Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



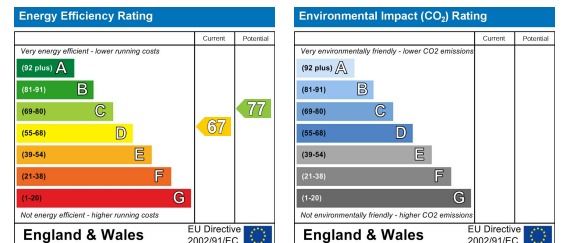
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.