

# Foxhall



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## Castle Street

Woodbridge, IP12 1HL

Offers in excess of £425,000



3



1



2



D



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## Front Garden

Off road parking for a large car or two smaller vehicles via a block paved driveway on a two tiered front garden. Steps down on to a shingle and flower bed borders with further steps down to the front door. Also an outside tap to the front of the property. Partially enclosed via a low height brick wall and balcony style fencing.

## Entrance Hall

Entry via a double glazed obscure door facing the front with stained glass feature, double glazed obscure windows around and a further double glazed window to the side, access to the stairs, tiled flooring, door to the kitchen and door to the lounge.

## Kitchen / Diner

20'1 x 10'8 (6.12m x 3.25m)

Double glazed window to the front with fitted shutters, double glazed window to the rear with fitted shutters and double glazed door facing the rear fitted with a blind going out to the rear decking area. Spotlights, modern floor to ceiling wall mounted radiator, laminate flooring, wall and base fitted units with cupboards and drawers, double fitted butler sink with mixer tap above and a drainer inset into the granite worktops. Integrated Neff dishwasher, four ring Neff electric hob with a Neff extractor hood above. Built in Neff double oven with a slide and hide door and a microwave/grill function above. Built in fridge / freezer and tiled splashback. The kitchen opens into a dining area giving plenty of space for dining and entertaining. Wall mounted Potterton Precision boiler which is approximately 6-7 years old and a door to the utility space.

## Utility Room

5' x 4' (1.52m x 1.22m)

Double glazed obscure window facing the front, built in storage, space for tumble dryer, space and plumbing for a washing machine, lino flooring and door to the cloakroom W.C.

## Cloakroom W.C.

3 x 3'11 (0.91m x 1.19m)

Double glazed obscure window to the front, wall mounted wash hand basin with mixer tap, low flush W.C. and fully tiled walls and flooring.

## Lounge

19'10 x 11'1 (6.05m x 3.38m)

Double glazed windows to the rear and side, double glazed sliding patio door to the rear onto the decking area. coving, radiator, feature fireplace with a wooden mantle and laminate flooring.

## Landing

Double glazed window to the front, access to the loft, which has a light and is 3/4 boarded (no ladder). Storage cupboard and airing cupboard housing the water tank. Doors to:

## Bedroom One

12'9 x 9'5 (3.89m x 2.87m)

Double glazed windows facing the rear and side and radiator.

## Bedroom Two

11'6 x 9'9 (3.51m x 2.97m)

Double glazed window to the rear with historic rooftop views of market hill and St Marys Church, radiator.

## Bedroom Three

8'1 x 5'7 (2.46m x 1.70m)

Currently used as a dressing room, double glazed window to front, spotlights and radiator. Door to bathroom.

## Bathroom

8' x 7'3 (2.44m x 2.21m)

Four piece bathroom comprising double glazed obscure window to side, spotlights, stainless steel heated towel

rail, vintage style wall mounted wash hand basin with hot and cold taps, low flush vintage style W.C., modern panelled bath with hot and cold taps, separate large corner shower, fully tiled walls and floor and extractor fan.

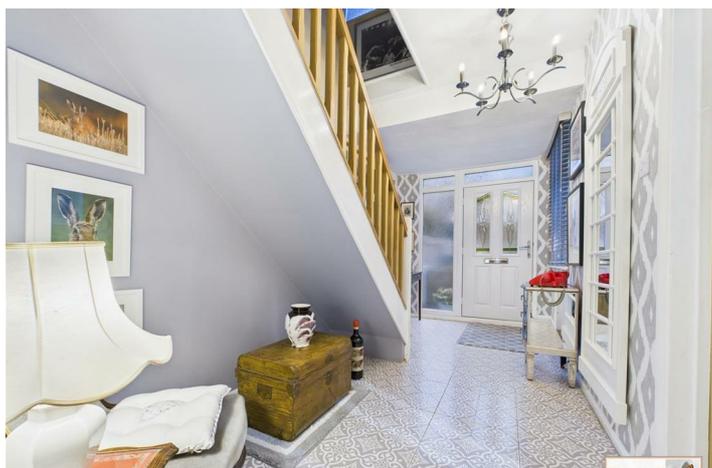
### Rear Garden

South westerly facing rear garden fully enclosed by panel fencing with a large decking area with access to power with a balcony style balustrade and decking steps down with a feature pond inset into the decking perfect for alfresco dining and entertaining. Down the steps are flower bed and shingle borders and a patio pathway. The rest of the garden is mostly laid to lawn with access to a shed and a small storage shed. Lighting and two separate accesses to the property, one being the lounge and the other being the kitchen / diner. From the rear gate you can turn right to reach both Ship Meadow Walk which will in turn take you to Market Hill and if you turn left this will take you to Naverne Meadows.

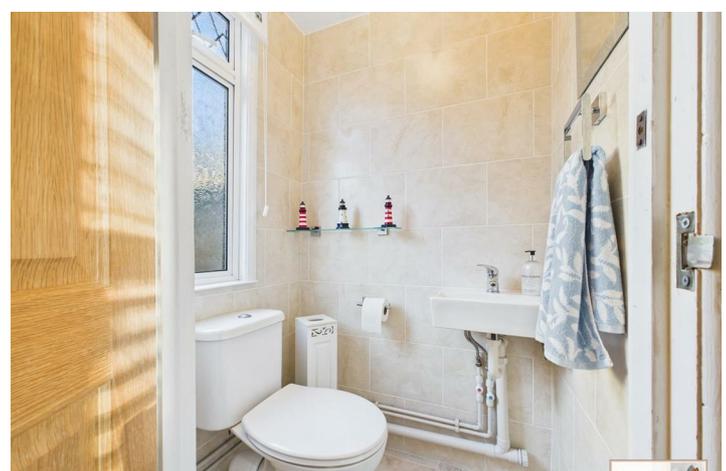
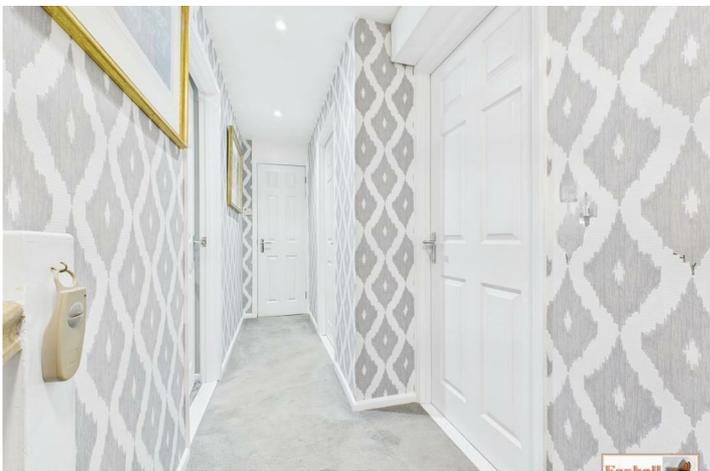
### Agents Notes

Tenure - Freehold

Council Tax Band - D









## Road Map



## Hybrid Map



## Terrain Map



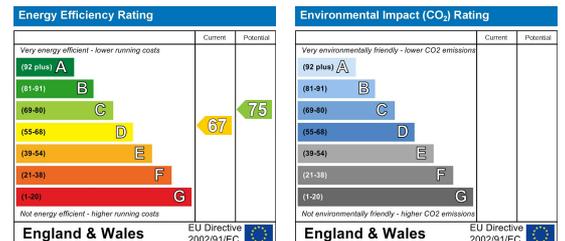
## Floor Plan



## 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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