

Foxhall



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Darwin Road

East Ipswich, IP4 1QD

Asking price £240,000



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TWO VERY GOOD SIZED BEDROOMS - THROUGH LOUNGE / DINING ROOM WITH LARGE BAY FRONT - WELCOMING ENTRANCE HALL - ORIGINAL FEATURES - FOUR PIECE FAMILY BATHROOM - GROUND FLOOR W.C - UTILITY ROOM - KITCHEN - FULLY ENCLOSED LARGE REAR GARDEN.

Foxhall Estate Agents are delighted to offer for sale this beautifully presented turnkey bay fronted two bedroom semi-detached house situated on the popular east side of Ipswich.

The property boasts a large bay fronted lounge through to dining room, kitchen, utility room and downstairs W.C. To the upstairs there are two good sized bedrooms and four piece bathroom. With an enclosed front and large rear garden.

Ipswich's popular east location offers plenty of local amenities including good school catchment (subject to availability), local shops, local bus routes into the town centre, supermarkets and easy access to A12/A14.

In a valuer's opinion an early internal viewing is highly advised so as to not miss out on this fantastic opportunity.

Front Garden

Low maintenance front garden with mid high brick wall and iron gate with pathway to the front door and an open porch with original tiles and front door.

Entrance Hallway

Entrance door into the entrance hallway with stain glass window over the top, laminate flooring, radiator, stairs up

to the first floor, original corbells and original wooden door into the dining room.

Dining Room

10'11" x 10'10" (3.33m x 3.30m)

Laminate flooring, radiator, double glazed window with fitted blind to the rear, door through to the kitchen, bi-fold doors on the under stairs cupboard / larder area and an archway through to the lounge.

Lounge

13'0" x 10'8" (3.96m x 3.25m)

Double glazed bay window to front with fitted blinds, radiator, feature fire place with an electric wood burner, aerial and phone points coming in to this room.

Kitchen

9'1" x 8;10" (2.77m x 2.44m;3.05m)

Comprises of wall and base fitted units with cupboards and drawers under, stainless steel Indesit inset oven and four ring gas hob, steel extractor fan over the top, stainless steel sink bowl drainer unit with a mixer tap over, laminate flooring, space for an under counter fridge, space for an undercounter freezer or dishwasher if required, radiator, double glazed window to the side with fitted blind, UPVC double glazed door to the side, splash-back tiling, strip light and an original wood door to the utility room.

Utility Room

7'9" x 3'11" (2.36m x 1.19m)

Wooden door from kitchen into the single brick built utility room, tiled flooring, space and plumbing for a washing machine, space for a dryer, worksurface, power and lighting, wall mounted Worcester boiler regularly serviced and door to the downstairs W.C.

Downstairs W.C.

Single brick built with pedestal wash hand basin, low-flush W.C., obscure double glazed window with roller blind, heated towel rail, tiled flooring and splash-back tiling.

Landing

Doors to bedroom one and two and the bathroom, dado rail, loft hatch, fuse board and an airing cupboard housing the tank with storage.

Bedroom One

Two double glazed windows to the front with fitted blinds, radiator, carpet flooring, coving and high skirting boards.

Bedroom Two

Carpet flooring, radiator, high skirtings and double glazed window to the rear with fitted blinds.

Bathroom

Panel bath with a mixer tap over, low-flush W.C., pedestal wash hand basin and a large walk-in shower cubicle with wall mounted controls Aqualisa shower, radiator, vinyl tiled flooring, tiled splash-back, spotlights, extractor fan and double glazed obscure window to the rear with blinds.

Rear Garden

17'8" x 33'5" (5.386 x 10.2)

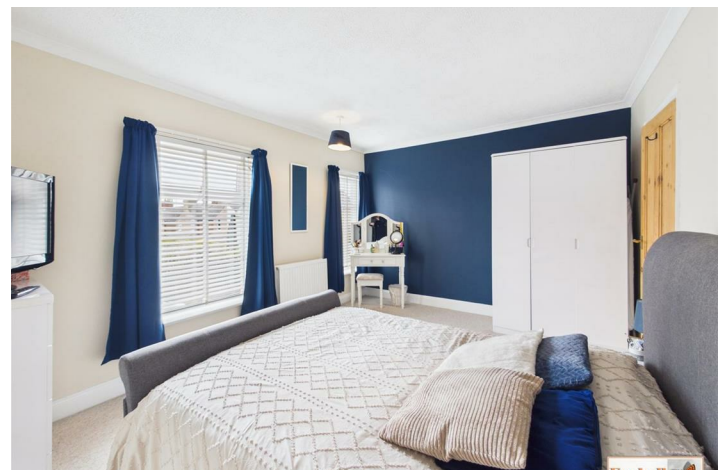
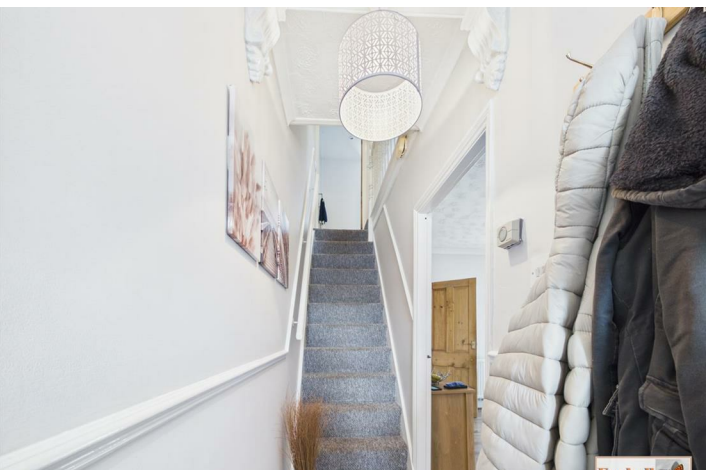
Fully enclosed with double pedestrian gates to the side for access allowing a large buggy, electric scooter or a motorbike potentially to access quite easily into the rear garden. You have a lovely patio area suitable for alfresco dining followed by a large 2/3 of it set to lawn, lovely border along one length of the garden to one side with mature planting with agapanthus, bulbs and rhododendron, penstemons to name a few and an outside tap, at the rear of the property there is a shed approx. 4' x 6' with a patio and storage area suitable for a budding gardener to store items.

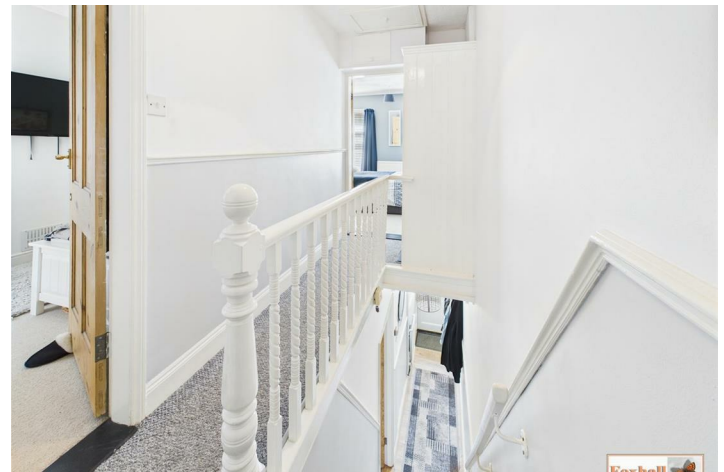
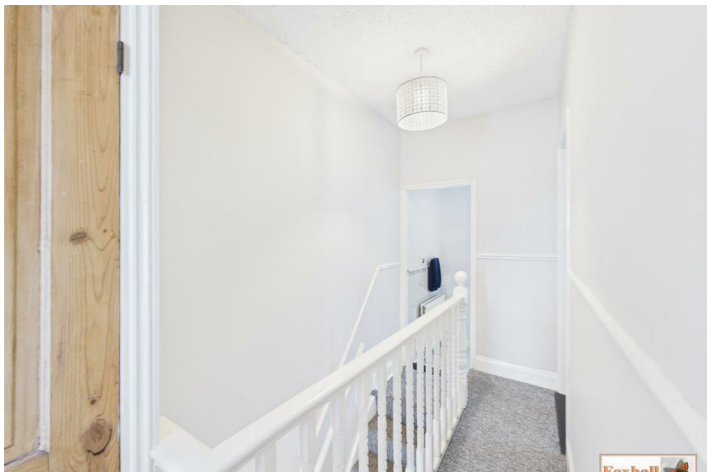
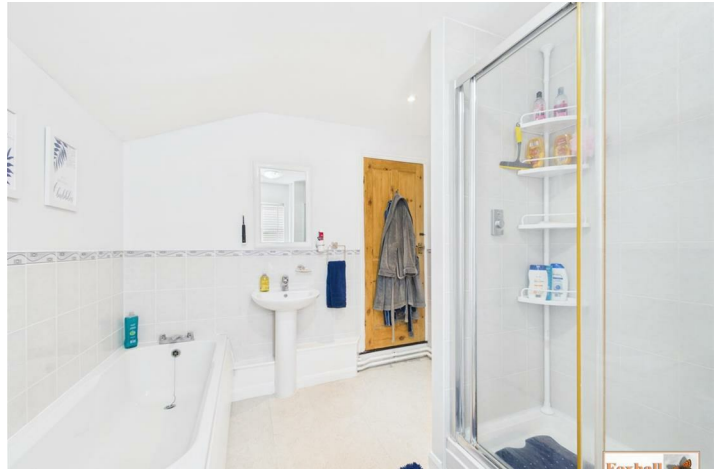
Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



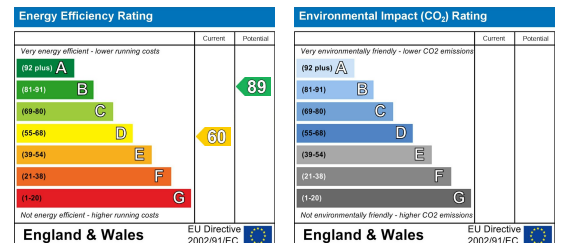
Floor Plan



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



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.