

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Beechcroft Road

The Crofts, Ipswich, IP1 6BE

Offers in excess of £300,000



3



1



2



F



Beechcroft Road

The Crofts, Ipswich, IP1 6BE

Offers in excess of £300,000



Front Garden

The front garden is enclosed by brick wall and hedging with a hardstanding driveway suitable for off-road parking for one vehicle leading to the garage. Pathway leading to the front door with side access to the rear garden mainly laid to shingle borders with mature planting.

Entrance Porch

Tiled flooring and door into the hallway.

Entrance Hallway

Wooden flooring, wall light, doors to the lounge, dining room and the kitchen and understairs cupboard which has a double glazed window to the side, plenty of storage, access to the fuse board and gas mains, and a heater (not tested).

Lounge

12'11" x 11'6" (3.95 x 3.52)

Original fireplace, double glazed bay window to the front, wooden flooring and picture rails.

Dining Room

12'5" x 11'11" (3.79 x 3.65)

Feature fireplace, carpet flooring, picture rails and UPVC and double glazed personal door, two double glazed windows either side. Ideal for somebody if they want to change this to a bi-fold being that there is three apertures so it would potentially easily convert into a bi-fold.

Kitchen

8'11" x 7'5" (2.73 x 2.28)

Comprising of a base unit with drawers and cupboards under, stainless steel sink bowl drainer unit with separate hot and cold taps, space for a freestanding electric oven, wall mounted Main boiler, double glazed window to the side, space for further freestanding units as well as a

fridge etc. There is a utility / larder alcove whichever people want with tiled walls, tiled flooring and a window and door to the rear lobby.

Rear Lobby

Double glazed window to the side, tiled flooring, double glazed door out into the rear garden and a door to the separate W.C.

Downstairs W.C.

4'9" x 2'5" (1.46 x 0.75)

Mid flush W.C., tiled flooring and a window to the rear.

Landing

Carpet flooring, access to the loft, double glazed window to the side and doors to bedrooms one, two, three, the W.C and bathroom.

Bedroom One

11'10" x 11'6" (3.63 x 3.51)

Double glazed bay window to front with stained glass accents, carpet flooring, picture rails and a wall mounted electric heater (not tested).

Bedroom Two

12'11" x 11'5" (3.96 x 3.49)

Double glazed window to the rear, carpet flooring, picture rail and an old style electric heater (not tested).

Bedroom Three

7'11" x 7'5" (2.43 x 2.27)

Double glazed window to the front with stained glass accents and picture rails.

Separate W.C.

4'4" x 2'11" (1.34 x 0.91)

Double glazed window to the side, mid height W.C. and vinyl flooring.

Bathroom

7'5" x 5'8" (2.28 x 1.74)

Vinyl flooring, obscure double glazed window to the rear, original panel bath with separate hot and cold taps, wash hand basin with hot and cold taps, splash-back tiling and a wall mounted heater (not tested).

Rear Garden

94'5" x 29'6" (28.8 x 9)

Fully enclosed rear garden with a patio area, waterbutt, shed to stay, outside tap and access to the front via a pedestrian gate. The fully matured rear garden has plenty of trees, shrubs and planting in with a lawned area. Path all the way to a mid area which opens up into another garden with a path all the way to the rear with a pond, mature cooking apple tree, greenhouse to stay, beds previously vegetable and flowerbeds that could be reinstated, plenty of privacy with mature planting, trees, bushes etc.

Garage

15'5" x 8'1" (4.70 x 2.48)

Up and over door with power and lighting and plenty of rafter storage space.

Brick Built Storage Shed

9'0" x 3'10" (2.76 x 1.19)

Suitable for the storage of garden implements etc.

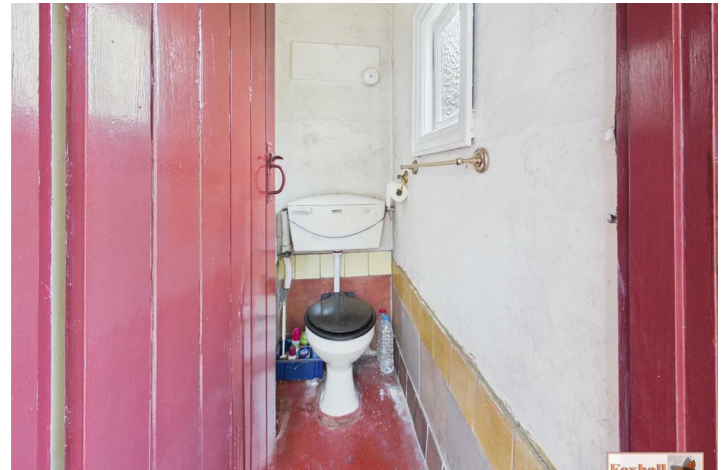
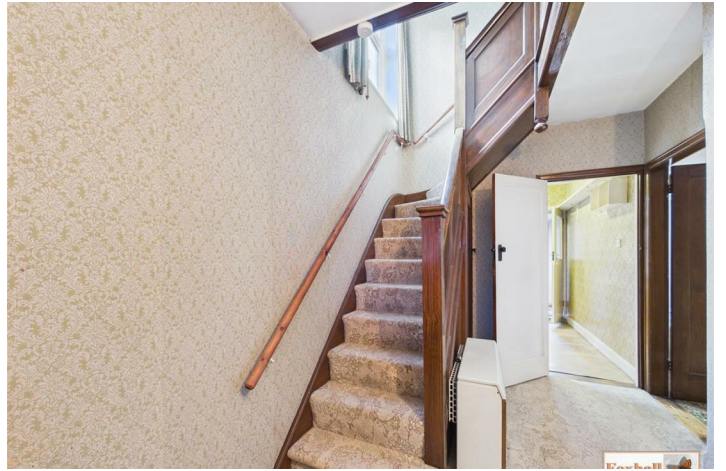
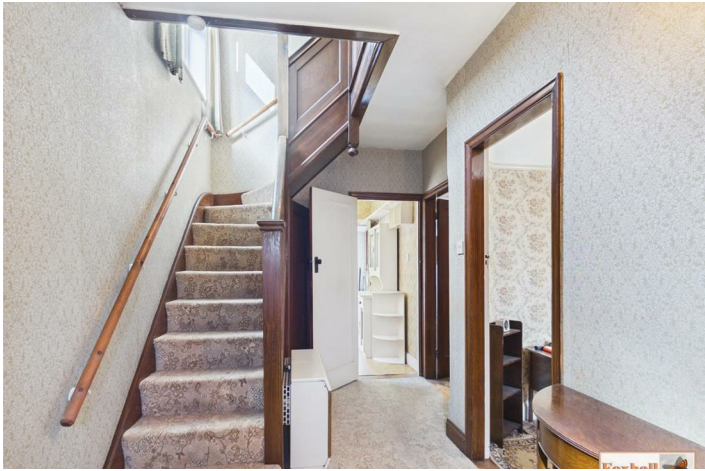
Agents Notes

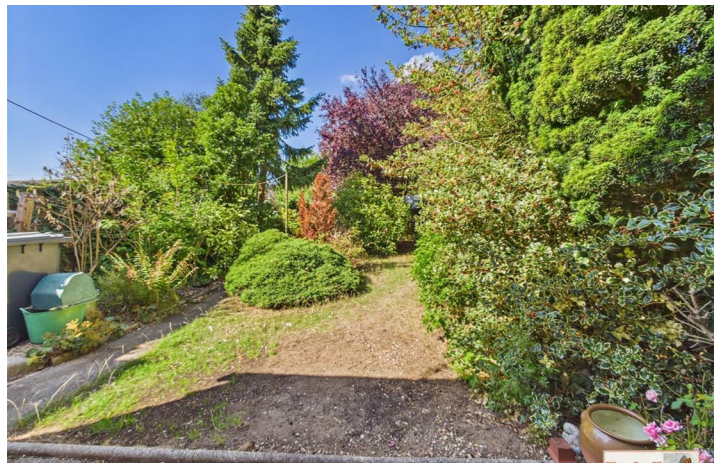
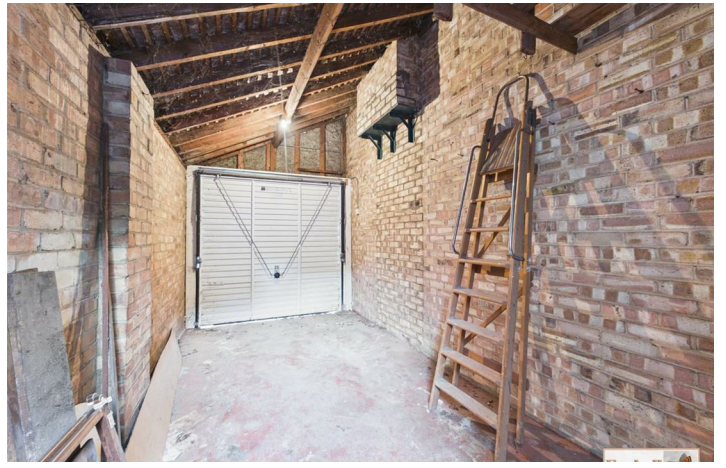
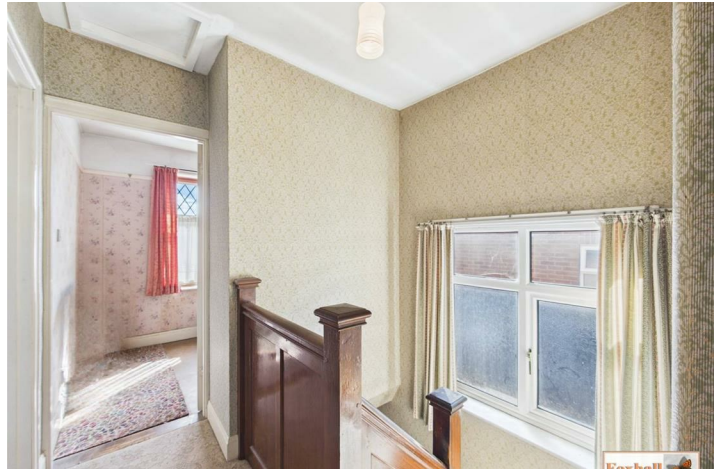
Tenure - Freehold

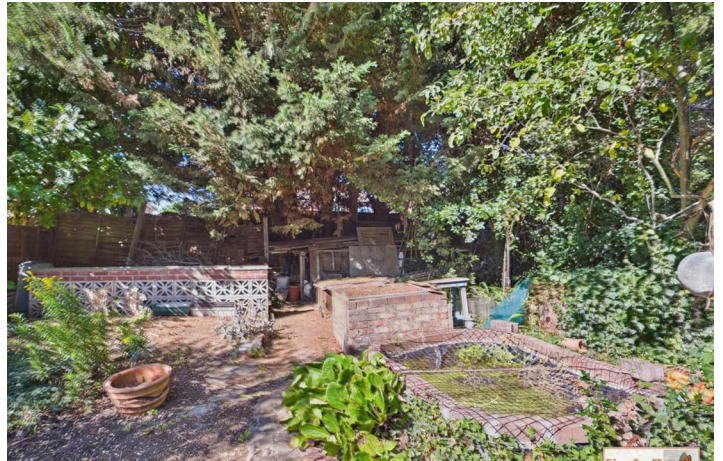
Council Tax Band - D

Subject to Probate - Application in progress









Road Map



Hybrid Map



Terrain Map



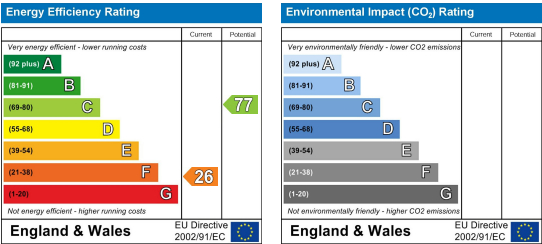
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.