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

Cedar Avenue

Kesgrave, Ipswich, IP5 1EZ

Offers in excess of £275,000

2 1 2 D

Cedar Avenue

Kesgrave, Ipswich, IP5 1EZ

Offers in excess of £275,000

Cedar Avenue

NO ONWARD CHAIN - EXTENSIVE SEMI DETACHED BUNGALOW IN SOUGHT AFTER OLD KESGRAVE LOCATION - TWO DOUBLE BEDROOMS - SHOWER ROOM - KITCHEN WITH ADDITIONAL UTILITY ROOM - GOOD SIZE CONSERVATORY - LOUNGE / DINER - GOOD SIZE REAR GARDEN - LANDSCAPED FRONT GARDEN WITH OFF ROAD PARKING FOR 2-3 VEHICLES VIA A BLOCK PAVED DRIVEWAY.

Foxhall Estate Agents are delighted to offer for sale with no onward chain this two bedroom semi-detached bungalow with garage and plenty of off-road parking.

The property comprises of kitchen with additional utility room, lounge/diner leading onto a good sized conservatory, two equal size double bedrooms and a shower room.

The property also benefits from an open porch/hallway giving plenty of room for potential wheelchair access/storage as well as buggies and push chairs. Equally in the hallway are two large storage cupboards, one an airing cupboard with a radiator and the other a cupboard housing the wall mounted combination Vaillant boiler together with further storage shelves.

To the front of the property is a mid height brick wall and low maintenance landscaped front garden with a block paved driveway for at least 2-3 vehicles leading to the garage and also to the rear garden.

To the rear of the garden is a mature good sized garden with both patio area and lawned area and mature foliage to allow someone to sit in full sun or indeed in full shade if required. There is also a greenhouse with a water butt to stay and there is another hardstanding behind the garage with a further water butt from the garage to stay.

Situated in the sought after old Kesgrave location, which offers plenty of local amenities including local bus routes to Ipswich and Martlesham, Tesco supermarket, an excellent range of shops, doctors surgery, pharmacy and within the well regarded Kesgrave High School catchment (subject to availability) and easy access to A14.

Front Garden

Block paved driveway suitable for off-road parking for 2-3 vehicles, access to the garage, access to both front door and the side door. Low maintenance mature landscaped front garden with mid height brick wall and a gate through to the rear garden.

Entrance Hallway

Large spacious hallway with front door, three obscured windows to the side with fitted blinds, carpet flooring, dado rail, coving, radiator, doors to the shower room, bedrooms one and two, lounge / diner and the kitchen. Large storage cupboard with the wall mounted Vaillant boiler and plenty of storage, further airing cupboard with radiator and again plenty of storage.

Lounge / Diner

16'9" x 9'8" (5.13m x 2.97m)

Double glazed window to the side, radiator, dado rails, carpet flooring, coving and double glazed patio doors out into the conservatory.

Kitchen

11'8" x 7'6" (3.56m x 2.29m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, Asterite sink bowl

and drainer unit with a mixer tap over, freestanding space for an electric oven, tiled splash-back, double glazed window with fitted blinds to the front, space under counter for a fridge, tiled flooring, breakfast counter, radiator, coving, strip light, wooden glazed door into the utility area and further space potentially for other appliances if required.

Utility Area
7'4" x 5'11" (2.24m x 1.80m)
Space and plumbing for a washing machine, space for a tumble dryer or dishwasher etc, laminate flooring, wall mounted cupboards for storage, light and power, consisting of brick and UPVC, windows with fitted blinds and a pedestrian door out into the garden.

Conservatory
10'2" x 8'11" (3.10m x 2.72m)
Constructed of double skin brick and UPVC roof, double glazed UPVC windows, two radiators, carpet flooring and there is also power.

Bedroom One
10'3" x 8'5" (3.12m x 2.57m)
Double glazed window to the rear, radiator, carpet flooring, built-in cupboards plus side table, dado rail and also loft hatch and access.

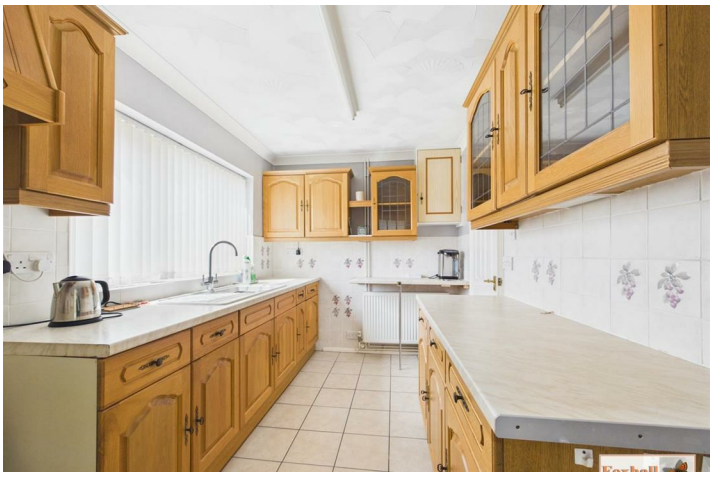
Bedroom Two
10'8" x 8'2" (3.25m x 2.49m)
Double glazed window to the rear, radiator, dado railing, carpet flooring, large built-in cupboards and coving.

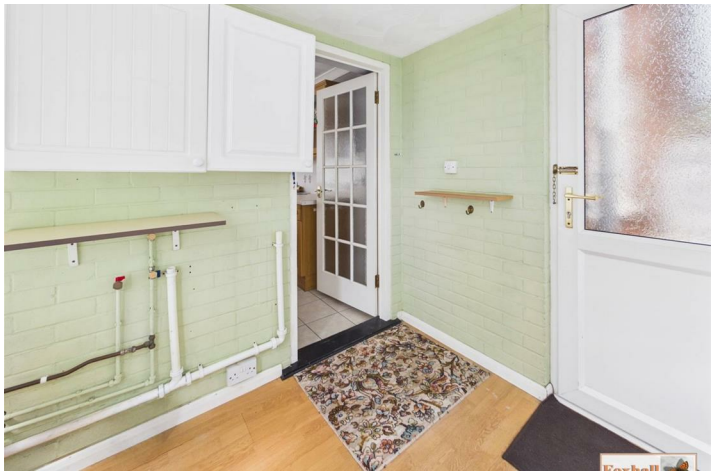
Shower Room
6'2" x 5'6" (1.88m x 1.70m)
Large walk-in shower cubicle with Myra Sport electric shower over, vanity wash hand basin, tiled walls throughout, low-flush W.C., extractor fan, coving, radiator and obscure double glazed window to the front.

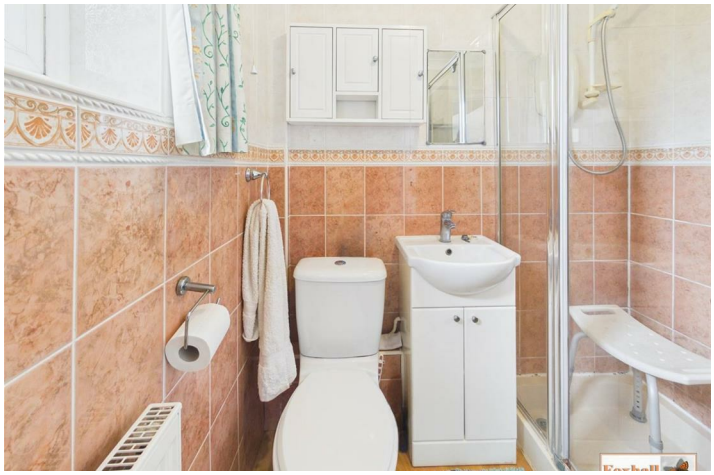
Garage
19'9" x 8'1" (6.03m x 2.48m)
Manual up and over door with power and light, double glazed window to the rear, UPVC and a double glazed pedestrian door to the side.

Rear Garden
45'11" x 47'6" (14 x 14.5)
Large patio area suitable for alfresco dining, lawned area on two sides of the garden, small pond, mature planting together with trees, shrubs, etc. You have got a pathway through to the rear and also a greenhouse to stay approx. 8'0" x 7'5" and a gate back through into the front garden.

Agents Notes
Tenure - Freehold
Council Tax Band - B





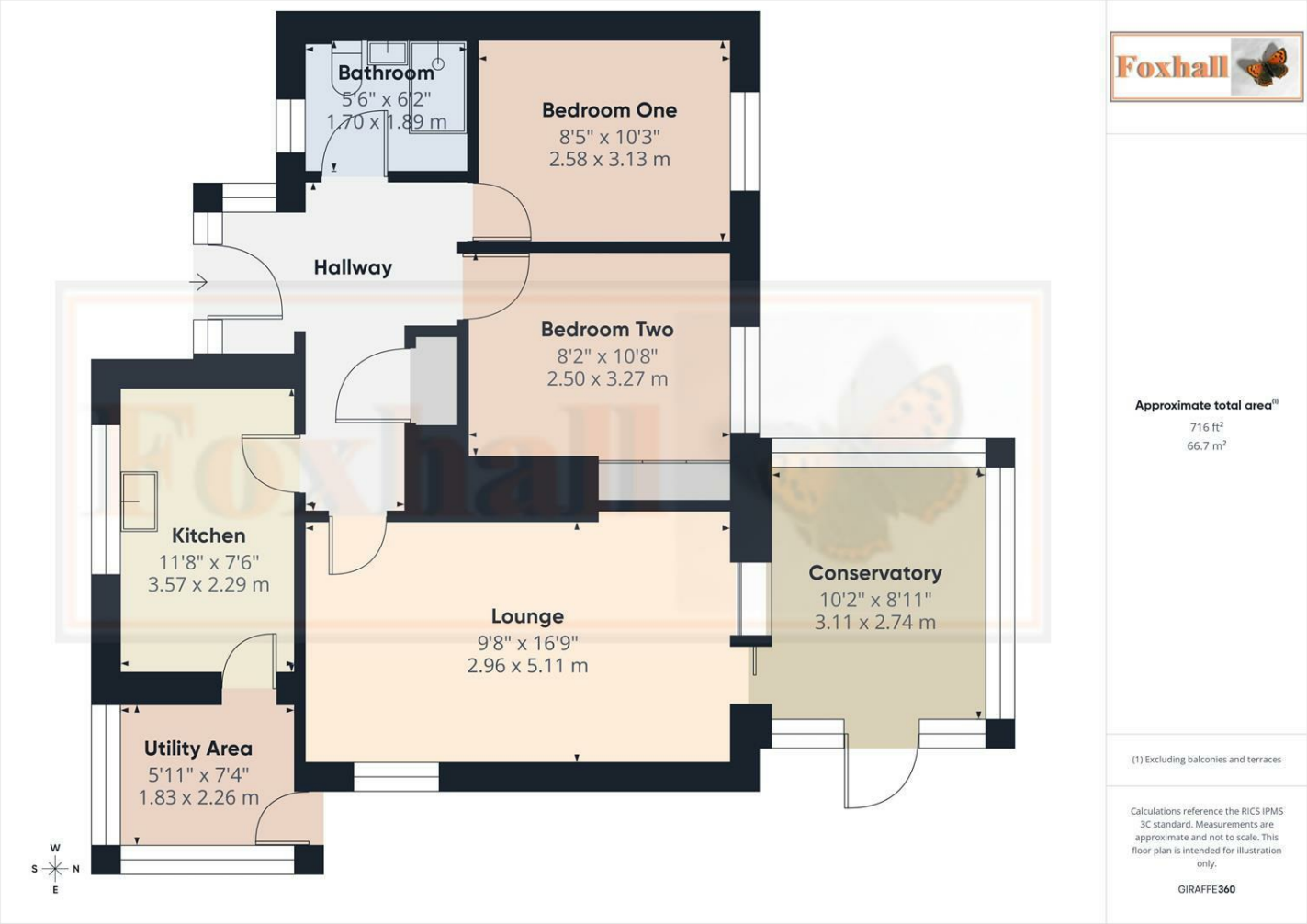


Road Map

Hybrid Map

Terrain Map

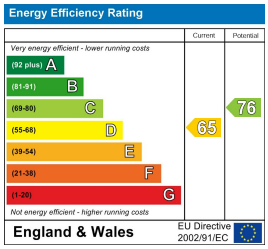
Floor Plan

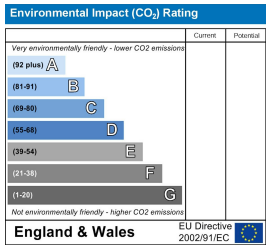


Viewing

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