

# Foxhall



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## Trinity Close

Kesgrave, Ipswich, IP5 1JB

Price £245,000



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### Front Garden

Drive providing off-road parking and there is further off-road parking via a communal area and shared access to the rear garden.

### Entrance Hall

Access via a UPVC double glazed entrance door with stairs rising to the first floor, carpeted flooring, textured ceiling, radiator and doors giving access to :-

### Kitchen

15'9" x 13'10" (4.80m x 4.22m)

UPVC double glazed window to rear, UPVC double glazed double doors giving access to the rear garden, radiator, textured and coved ceiling, storage cupboard, and carpeted flooring.

### Bedroom One

13'11" x 9'1" (4.24m x 2.77m)

UPVC double glazed window to front, wall mounted Baxi boiler, built-in double Zanussi oven, space and plumbing for a washing machine, single drainer sink with a mixer tap inset into a rolled-edge worksurface with cupboards and drawers under and matching above, tiled flooring, tiled splash-backs, built-in Zanussi hob with extractor hood over and space for a fridge freezer.

### First Floor Landing

Radiator, carpeted flooring, loft access via retractable ladder and doors giving access to :-

### Bedroom Two

11'0" x 7'9" (3.35m x 2.36m)

UPVC double glazed window to rear, textured ceiling and carpeted flooring.

### Bedroom Three

8'3" x 5'8" (2.51m x 1.73m)

UPVC double glazed window to rear, textured ceiling and carpeted flooring.

### Shower Room

6'10" x 5'2" (2.08m x 1.57m)

Low-level W.C., double shower cubicle with independent shower over, chrome heated towel rail, vanity wash hand basin with a mixer tap, splash-back boarding, extractor fan and vinyl flooring.

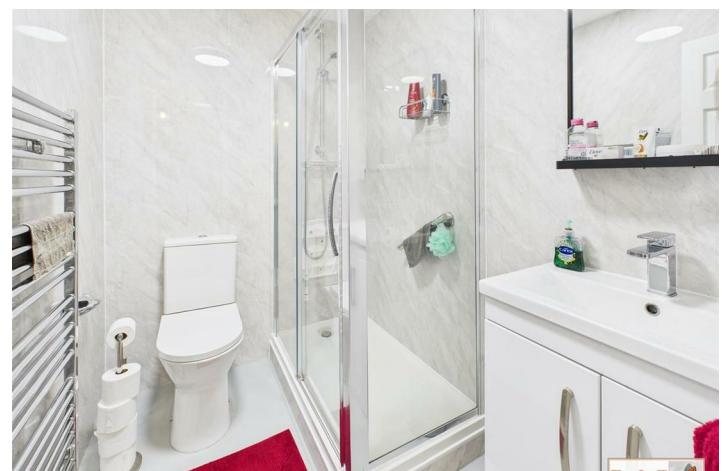
### Rear Garden

Garden commences with a paved patio area, lawned area, raised sleeper flower beds and gated rear access.

### Agents Notes

Tenure - Freehold

Council Tax Band - B





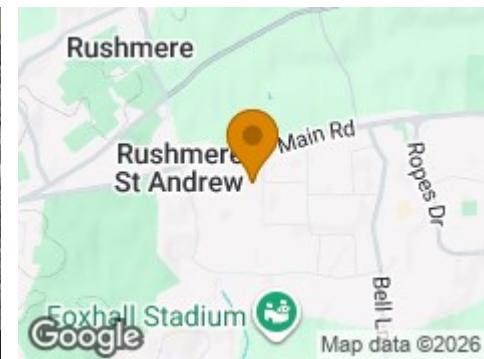
## Road Map



## Hybrid Map



## Terrain Map



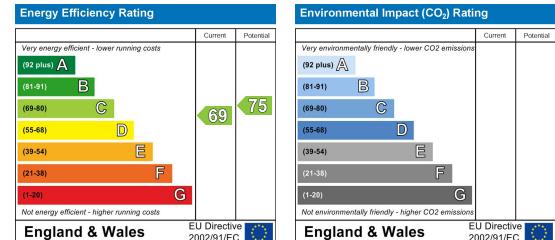
## Floor Plan



## 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



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