

# 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



## Chesterfield Drive

West Ipswich, IP1 6DN

Asking price £250,000



# Chesterfield Drive

West Ipswich, IP1 6DN

Asking price £250,000



## Front Garden

Provides an area for off-road parking, there is a shared driveway at the side of the property leading to the rear and the garage with gated side access leading into the rear garden.

## Entrance Hallway

Double glazed door to entrance hallway, radiator, access to loft, coved ceiling and doors to.

## Bedroom One

10'9" x 9'10" (3.28m x 3.00m)

Double glazed bay window to front, coved ceiling and a radiator.

## Lounge

13'1" x 11'9" (3.99m x 3.58m)

Double glazed window to the front, radiator, fire surround with coal effect fire, coved ceiling.

## Kitchen

13'1" x 11'3" (3.99m x 3.43m)

Comprises 1 1/4 bowl single drainer stainless steel sink unit with a mixer tap, with cupboards under, roll-top worksurfaces with cupboards, drawers under and wall mounted cupboards over, double glazed window to side and double glazed door to conservatory.

## Conservatory

9'6" x 7'9" (2.90m x 2.36m)

Double glazed windows with fitted blinds and double glazed door to the outside.

## Bedroom Two

14'6" x 9'9" (4.42m x 2.97m)

Currently used as a dining room, double glazed window to rear, radiator and a built-in cupboard housing the Vaillant boiler.

## Shower Room

5'5" x 5'2" (1.65m x 1.57m)

Walk-in shower cubicle with shower over, low level w.c, pedestal wash hand basin, obscure double glazed window to side, tiled flooring, extractor fan and a radiator.

## Rear Garden

58' x 30' at maximum point (17.68m x 9.14m at maximum point)

As previously mentioned the property enjoys a westerly facing rear garden enclosed by timber fencing, mainly laid to lawn with well stocked flower and shrub borders and a patio.

## Garage

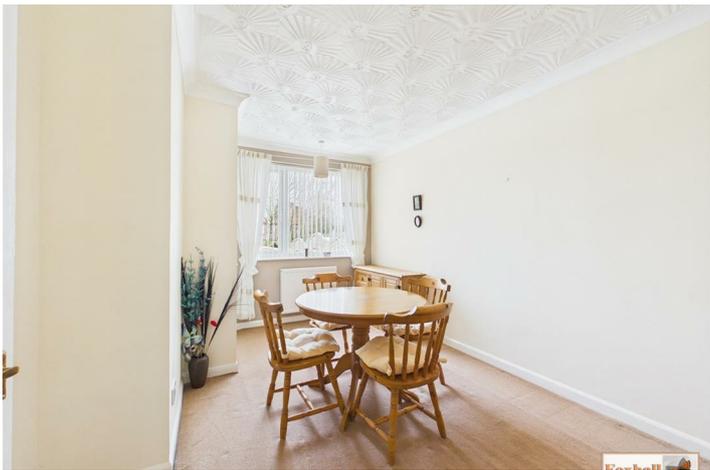
Manual up and over door.

## Agents Notes

Tenure - Freehold

Council Tax Band - B

Wardrobes will be left if required by new purchasers





## Road Map



## Hybrid Map



## Terrain Map



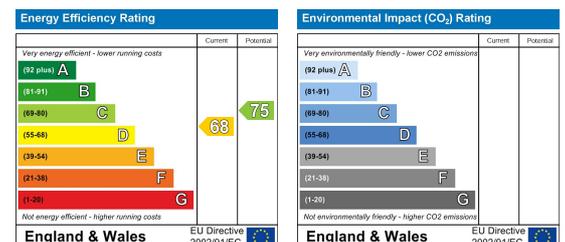
## Floor Plan



## 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.