

# Foxhall



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## Felixstowe Road

East Ipswich, IP3 9AB

Offers in excess of £310,000



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## Front Garden

Accessible via a drop kerb and off-road parking for two cars comfortably via hardstanding concrete and block paved driveway. The garden is partly enclosed via a mid height pillared wall and finished off with iron railings. There is also access to the garage and a small step up into the entrance porch.

## Entrance Porch

Entry via a double glazed obscure door facing the front with a double glazed obscure window above, 3/4 tiled walls and tiled flooring, original cornice and an internal single glazed wooden door into the entrance hallway.

## Entrance Hallway

Entry via a single glazed wooden door with a single glazed obscure window above, ceiling rose, original cornices and features, original natural wooden flooring, radiator, access to the stairs and the entrance into the dining room.

## Lounge

13'4" x 10'8" (4.06m x 3.25m)

Double glazed four bay window facing the front, ceiling rose, original cornices, feature fireplace with a stone base, surround and wooden mantle, high picture rails and features, radiator, partly cladded wall in the bay, wall lights and carpet flooring.

## Dining Room

12'4" x 11'1" (3.77 x 3.40)

Double glazed double French style doors going out into the conservatory/cinema room with a double glazed window above, original cornices, ceiling rose, a feature fireplace with a tiled base, mid height dado rail, radiator, access to an understairs cupboard, single glazed wooden door to the kitchen and single glazed double internal doors going into the lounge.

## Kitchen / Breakfast Room

26'9" x 8'9" (8.15m x 2.67m)

Double glazed window facing the side and rear, wall and base fitted units with cupboards and drawers, 1 1/2 ceramic sink bowl and drainer unit with a mixer tap over, space for double Rangemaster oven, Rangemaster cooker hood above, plumbing for a washing machine, space for a tumble dryer, space for a freezer, integrated dishwasher, integrated fridge, tiled splash-back, fully tiled walls, spotlights, plenty of space for dining and currently sitting an extendable table, radiator, half cladding and panel walls, more spotlights, door into the lobby and a door going into the conservatory/cinema room.

## Conservatory / Cinema Room

13'6" x 10'5" (4.13 x 3.19)

Brand new plastic slightly slanted conservatory style roof, fully tiled flooring, internal double glazed windows, radiator, exposed brick walls with power and lighting. Currently being used as a cinema/snug with double glazed UPVC door going into the lobby and double glazed UPVC door to the storage/pantry.

## Pantry / Storage Room

7'11" x 5'9" (2.42 x 1.76)

Space for a fridge freezer and plenty of space for storage, power and lighting, concrete flooring and a sliding door into the garage.

## Garage

17'7" x 8'0" (5.37 x 2.44)

Manual up and over door, lighting and a slightly pitched roof which is perfect for storage and a door leading to the storage/pantry room which you can only do this from the garage from the outside.

## Rear Lobby Area

This meets with the kitchen/breakfast room and the

conservatory/cinema room and has coving, fully tiled flooring and a door into the ground floor bedroom.

### **Ground Floor Bedroom Two**

15'2" x 9'1" (4.64 x 2.79)

Internal double glazed window facing towards the front of the property, double glazed window facing the rear, radiator, spotlights, coving, carpet flooring and a sliding door into the en-suite shower room.

### **En-Suite Shower Room**

6'7" x 5'6" (2.03 x 1.70)

Single glazed obscure window facing the rear, low-flush W.C., vanity wash hand basin with hot and cold taps, shaver point and light combo above the wash basin, wet room style flooring, radiator, wall mounted enclosed shower with an electric shower system with a curtain rail, extractor fan and fully tiled walls.

### **Conservatory**

10'0" x 7'2" (3.05 x 2.20)

Double glazed windows to rear and both sides of the property with a slightly pitched roof, double glazed double French style doors to the side going out into the rear garden, radiator and tiled flooring.

### **Landing**

Ceiling rose, original cornices, access to the loft, storage cupboard and doors to bedrooms one and two and the bathroom.

### **Bedroom One**

14'4" x 11'1" (4.37 x 3.38)

Double glazed four bay window facing the front and a separate double glazed window facing the front, original cornices, high picture rails, radiator and door into the en-suite.

### **En-Suite Shower Room**

9'1" x 3'1" (2.78 x 0.96)

Feature panelled ceiling fitted with a light and extractor fan, fully tiled walls, low-flush W.C., pedestal wash hand basin with hot and cold taps, stainless steel heated towel rail, step-in shower cubicle with glass sliding doors and tiled flooring.

### **Bedroom Three**

9'11" x 8'9" (3.02m x 2.67m)

Double glazed window facing the rear, radiator and natural wood flooring.

### **Bathroom**

8'9" x 8'4" (2.69 x 2.55)

Double glazed window facing the rear, panel bath with hot and cold taps and a separate shower over with a glass swing screen and a curtain rail, low-flush W.C., pedestal wash hand basin with hot and cold taps, bidet, stainless steel heated towel rail, extractor fan, fully tiled walls and flooring and a cupboard housing a combi Baxi boiler.

### **Rear Garden**

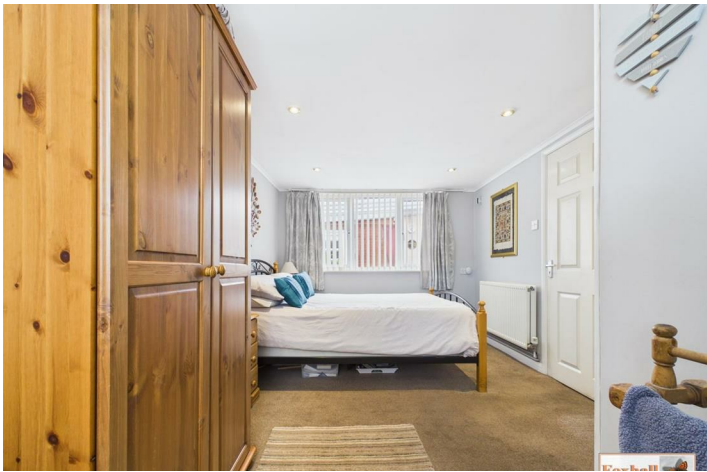
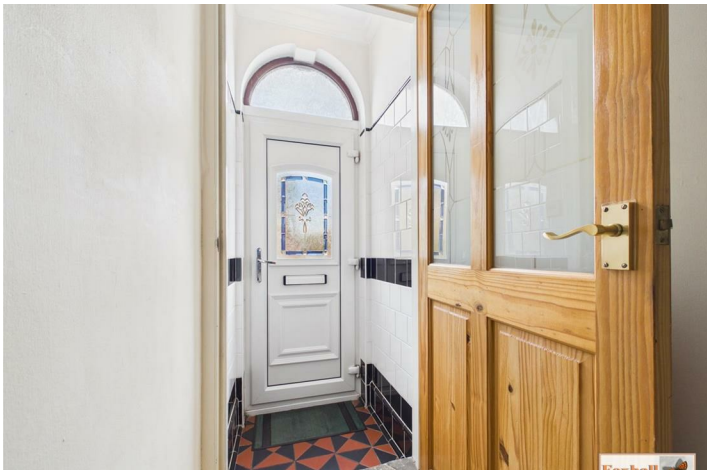
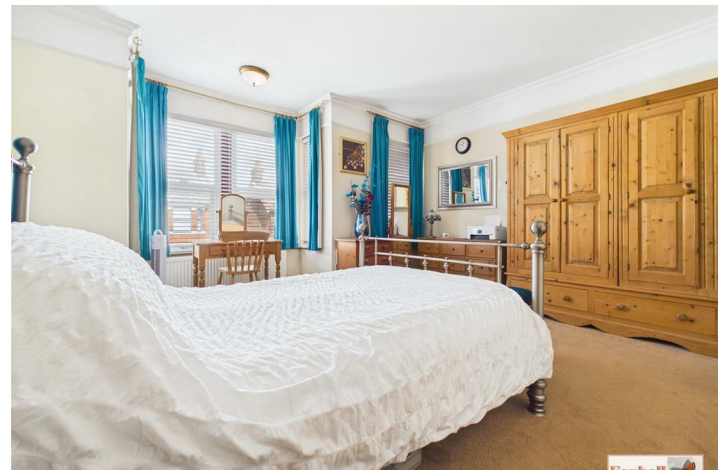
Fully enclosed beautifully presented south westerly facing rear garden with a large patio area offering plenty of areas for seating and plant pots with a low brick wall and ledge border with pillars and flowerbed borders, access to an outside tap a perfect place to put a water butt. Steps up to a garden offering a pathway that leads you all the way to the rear of the property, mainly laid to lawn with large flower beds with an array of plants, bushes and trees. Access to a summer house, small circle patio in the middle of the garden, enclosed via panel fencing giving you further access to a shed with plenty of privacy and a small pond. This is a beautifully presented garden which has been well matured and manicured.

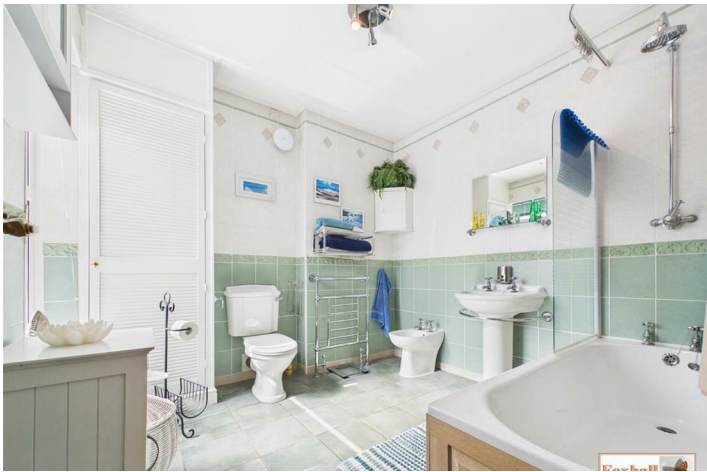
### **Agents Notes**

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



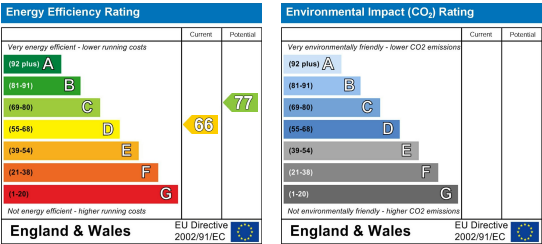
Floor Plan



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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