

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



Humber Doucy Lane

Northgate Catchment, Ipswich, IP4 3PD

Offers in excess of £300,000



3



1



2



C



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Front Garden

Low brick wall and pillar with block paving area for parking offering two off-road parking spaces and a shared driveway which leads to the rear and to the garage.

Entrance Porch

Entrance door into porch with obscure double glazed door into the entrance hallway.

Entrance Hallway

Obscure double glazed front entrance door with double glazed windows to the side, laminate flooring, stairs up to the first floor, understairs cupboard, understairs alcove, utility alcove, doors off to the lounge, dining room and kitchen and a radiator.

Lounge

12'2" x 11'5" (3.71 x 3.50)

Double glazed square bay windows to the front, coving, carpet and radiator.

Dining Room

13'8" x 9'10" (4.18 x 3.01)

Carpet flooring, coving, double glazed patio doors out to the rear garden and a radiator.

Kitchen

10'9" x 7'7" (3.28 x 2.33)

Comprising wall and base units with cupboards and drawers under, work surfaces over, space and plumbing for a washing machine, Inset oven and hob with glass splash-back and extractor over, space for a full height fridge freezer, radiator, double glazed window to the rear with fitted blinds, double glazed and UPVC pedestrian door to the side with driveway and garage access, wall mounted Baxi boiler 2014 which is annually serviced (last service in June 2026), spotlights and tiled flooring.

Landing

Doors to bedrooms one, two, three and the bathroom, access to the loft which has a light and is part boarded. Double glazed window to the side with fitted blinds, radiator and carpet flooring.

Bedroom One

14'1" x 11'6" (4.29m x 3.51m)

Double glazed bay window to the front, radiator and carpet flooring.

Bedroom Two

12'0" x 10'0" (3.66 x 3.07)

Large double glazed window to the rear, radiator, carpet flooring and fitted wardrobes.

Bedroom Three

8'9" x 6'6" (2.68 x 2.00)

Double glazed window to the front, carpet flooring, radiator and cupboard over the stairs with plenty of shelving for storage.

Bathroom

8'4" x 7'7" (2.56 x 2.33)

Panel bath with separate hot and cold taps, vanity wash hand basin with splash-back tiling, low-flush WC, walk-in shower cubicle with handheld shower and also a rainfall shower with splash-back tiling, laminate flooring, radiator, obscure double glazed window to the side and rear, spotlight, extractor fan and heated towel rail.

Rear Garden

Fully enclosed, mainly laid to lawn with a patio area suitable for alfresco dining, side access via a pedestrian gate to the shared driveway and the garage. There is a shed to stay and an outside tap. Please note that there is no parking on the shared driveway however there is suitable parking for at least two cars on the front.

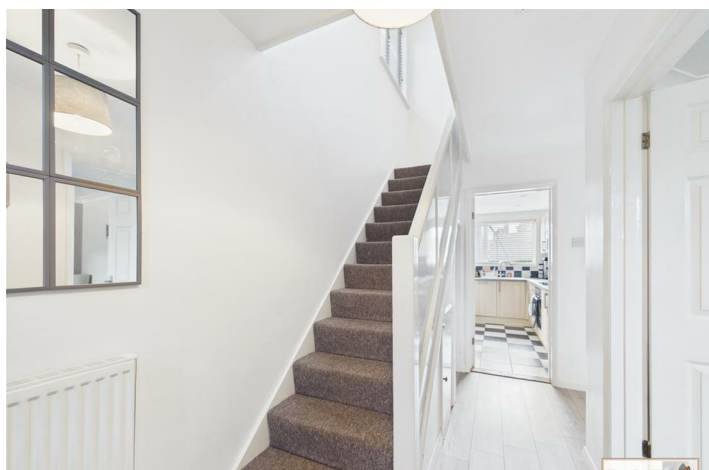
Garage

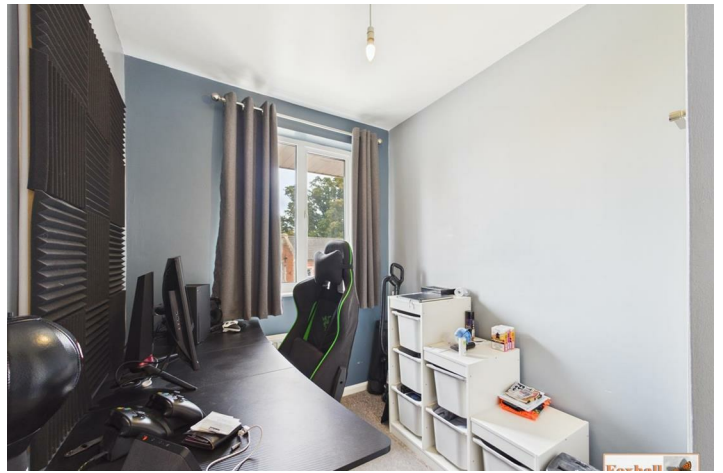
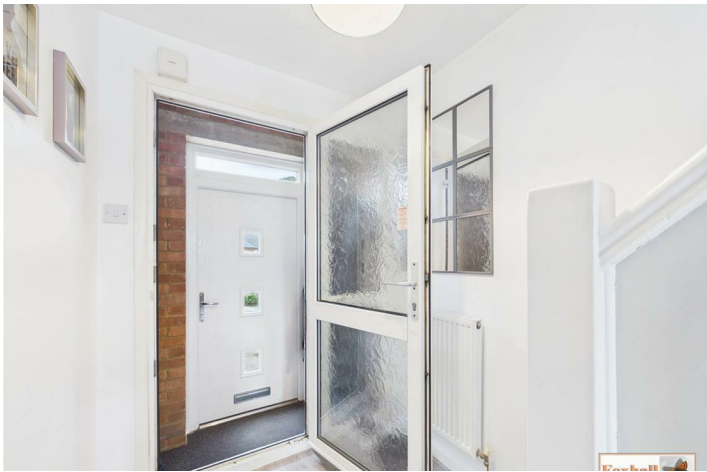
Manual up and over door with power and light and a rear window.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



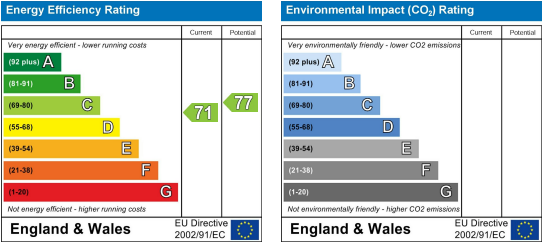
Floor Plan



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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