

Foxhall



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Griffiths Close

Northgate Catchment, Ipswich, IP4 3ER

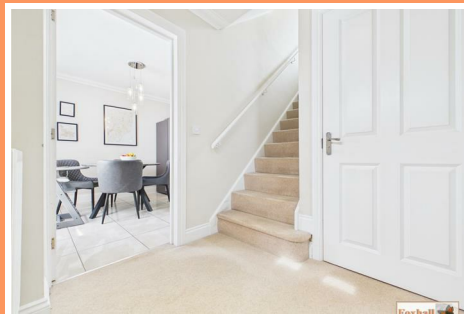
Guide price £400,000



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Northgate Catchment, Ipswich, IP4 3ER

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Front Garden

The front garden is laid to shingle with access to the carport and garage. There is a front aspect door into the entrance hallway and gated side access round to the rear garden.

Entrance Hallway

Side aspect doors to the lounge and kitchen/diner, rear aspect door to the W.C. and stairs to the first floor. Radiator and carpeted flooring.

Lounge

18'2" x 10'9" (5.54m x 3.28m)

Front, side and rear aspect double glazed windows, rear aspect double glazed door to the garden, radiator, carpeted flooring.

Kitchen / Dining Room

18'2" x 9'7" + 7'1" x 6'3" (5.54m x 2.92m + 2.16m x 1.91m)

Kitchen comprising of base and eye level units, worktops with tiled splashback. Integrated electric oven and gas hob with stainless steel extractor over, integrated dishwasher, space for a washing machine, space for an American style fridge/freezer. Front and rear aspect double glazed windows, rear aspect door to the garden, under stairs storage cupboard, radiator, tiled flooring.

W.C.

Low level W.C., pedestal hand wash basin with tiled splashback, wood panelling, radiator, tiled flooring.

Landing

Doors to all four bedrooms and the bathroom, three built in storage cupboards, rear aspect double glazed window, loft access, radiator, carpeted flooring.

Bedroom One

11'1" x 11'0" (3.38m x 3.35m)

Front and side aspect double glazed windows, built in storage cupboard, radiator, carpeted flooring. Door to the en-suite shower room.

En-Suite

6'6" x 5'6" (1.98m x 1.68m)

Shower cubicle with stainless steel taps, riser and hand held shower attachment, low level w.c., pedestal hand wash basin with tiled splashback, radiator, front aspect frosted double glazed window, laminate flooring.

Bedroom Two

10'10" x 9'10" (3.30m x 3.00m)

Front aspect double glazed window, built in storage cupboard, radiator, carpeted flooring.

Bedroom Three

10'11" x 9'11" (3.33m x 3.02m)

Front aspect double glazed window, radiator, carpeted flooring.

Bedroom Four

10'11" x 6'10" (3.33m x 2.08m)

Rear aspect double glazed window, radiator, carpeted flooring.

Bathroom

10'11" x 6'9" (3.33m x 2.06m)

Panel bath with stainless steel mixer taps and handheld shower attachment, low level w.c., pedestal hand wash basin, rear aspect double glazed window, radiator, half tiled walls, laminate flooring.

Rear Garden

Enclosed to panel fencing the wrap around rear garden has South and Easterly facing aspects. There is a large patio area and further decking area with the remainder

lawn to lawn. There are mature tree, shrub and flower beds along with gated side access and a pedestrian door into the garage.

Garage

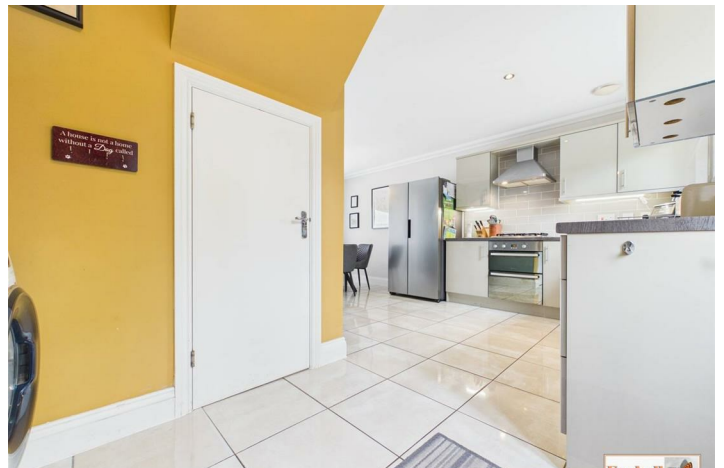
19'8" x 10'7" (5.99m x 3.23m)

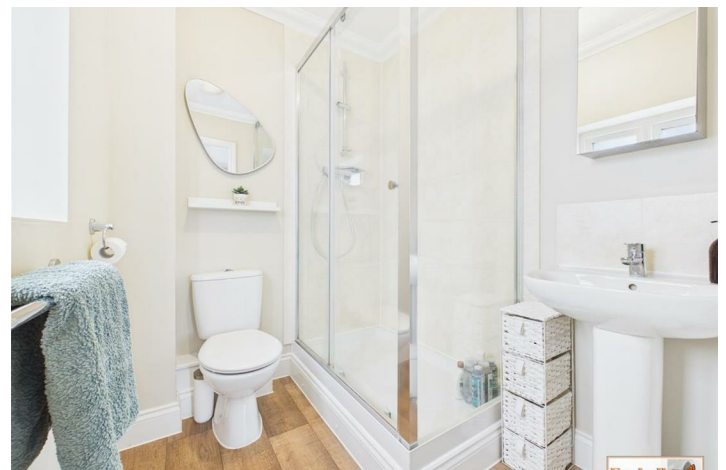
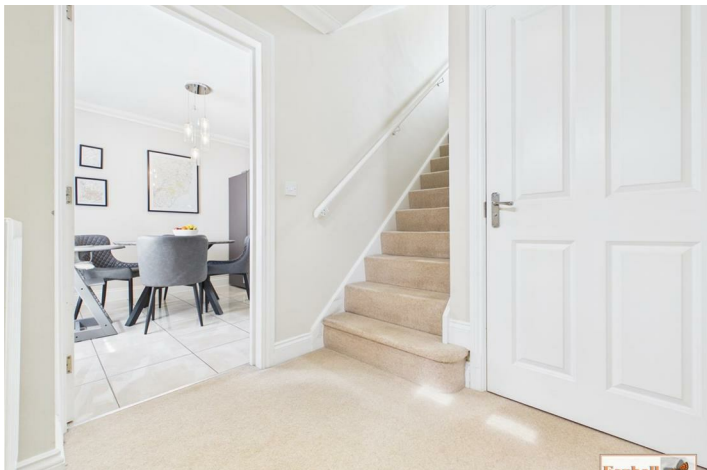
Up and over door to the front, pedestrian access door to the side, power and light.

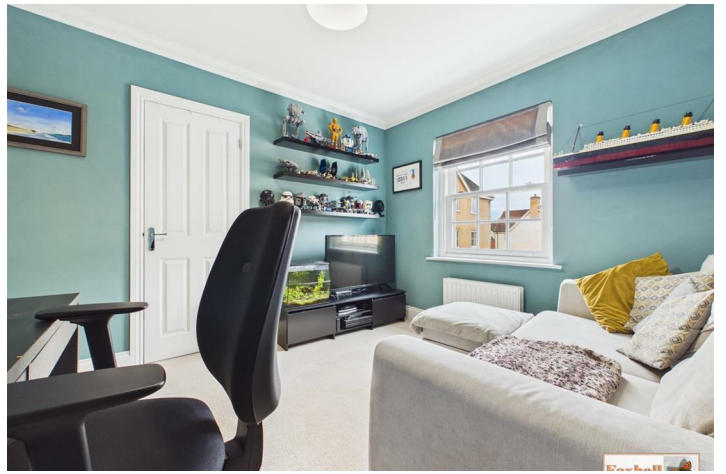
Agents Notes

Tenure - Freehold

Council Tax Band - E









Road Map



Hybrid Map



Terrain Map



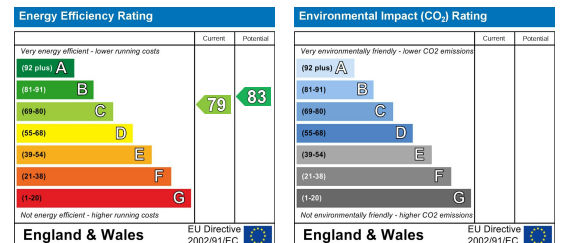
Floor Plan



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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