

Foxhall



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Lyle Close

Kesgrave, Ipswich, IP5 2DX

Offers in excess of £300,000



3



2



1



D



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Front Garden

Low maintenance front garden with block paved driveway for one vehicle, pathway to the front door and fire and ice on the other side and a pedestrian gate to the rear.

Entrance Hall

Entrance door into the entrance hallway, radiator with bespoke wooden cover, coving, door to cloakroom / W.C., door to storage cupboard (storage cupboard has the electric fuse board), Karndean flooring, door through to the lounge/dining area, bi-fold door to the kitchen area, stairs rising to the first floor.

Downstairs Cloakroom

6'1" x 3'0" (1.86 x 0.93)

Pedestal wash hand basin, splashback tiling, Karndean flooring, low flush W.C., obscured double glazed window to the side, fitted blind, radiator.

Kitchen

11'7 x 7'6 (3.53m x 2.29m)

Kitchen area - comprising of wall and base units with cupboards and drawers under worksurfaces over, Electrolux gas oven and hob with extractor fan over, stainless steel sink bowl drainer unit with mixer tap, double glazed window to the front, splashback tiling, laminate flooring, space and plumbing for washing machine, space for full height fridge freezer, fitted blind to window, wall mounted boiler which is regularly serviced and door to the kitchen is a bi-fold door and there is an arch through to the lounge/diner area.

Lounge and Dining Area

16'10 x 14'5 (5.13m x 4.39m)

Lounge/Dining Area - carpet flooring, coving, large under stairs storage cupboard, upright radiator, double

glazed patio doors, double glazed window to the rear with fitted blind, vertical blind on patio doors through to the conservatory, aerial point, wood-burner with brick hearth fitted in 2022.

Landing

Landing with doors to bedrooms one, two, three and the bathroom, an airing cupboard with plenty of shelving and storage, a double glazed window to the side with a roller blind, loft hatch (ladder, part boarding and light).

Bedroom One

11'4 x 9'2 (3.45m x 2.79m)

Large double glazed window to the front, radiator, vinyl flooring, coving, large quadruple fitted wardrobes with mirror and frosted fronted doors with plenty of hanging and shelf space, aerial point and door to the en-suite shower room.

En-Suite Shower Room

9'3 x 2'10 (2.82m x 0.86m)

Walk in shower cubicle with shower, pedestal wash hand basin, low flush WC, obscure double glazed window to the side, extractor fan, spotlights, radiator, tiled flooring.

Bedroom Two

12'1 x 8' (3.68m x 2.44m)

Double glazed window to the rear, radiator, carpet flooring, coving.

Bedroom Three

9'1 x 6'2 (2.77m x 1.88m)

Double glazed window to the rear with a roller blind (to stay), radiator, carpet flooring and coving.

Bathroom

7'10 x 4'7 (2.39m x 1.40m)

Panelled bath with mixer taps over with a hand held shower over, low flush W,C,, a pedestal wash hand basin, splashback tiling, vinyl flooring, heated towel rail, spotlights, extractor fan, shaver point.

Conservatory

10'1 x 9'4 (3.07m x 2.84m)

uPVC and brick construction, solid glass roof, laminate flooring, power and light, wall mounted air cooler and heater installed in 2022 (not tested).

Rear Garden

19'9" x 40'0" (6.033 x 12.2)

Fully enclosed easterly facing rear garden with side passageway onto front garden, fire and ice low maintenance area, mainly laid to lawn, small pond, small shed (to stay) approx. 4 x 6m, raised flower beds with two apple trees, buddleia, ornamental cherry tree, raspberries, blackcurrants, blackberries, step down into further lawn and patio area.

Garage

18'5 x 8'10 (5.61m x 2.69m)

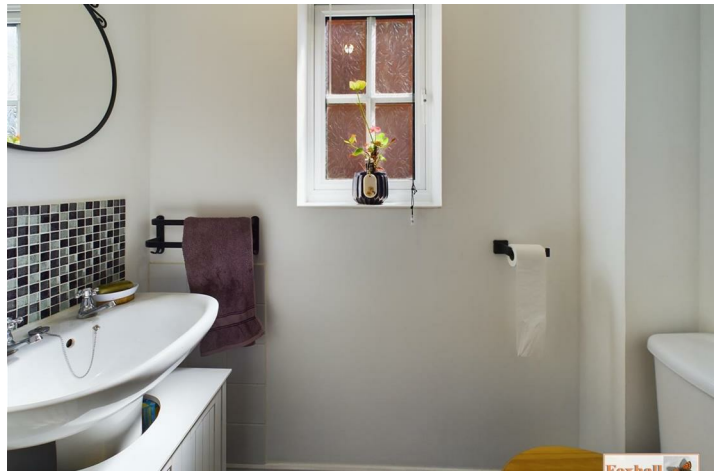
Manual up and over door, plenty of rafter storage.

Agents Note

Tenure - Freehold

Council Tax Band - C







Road Map



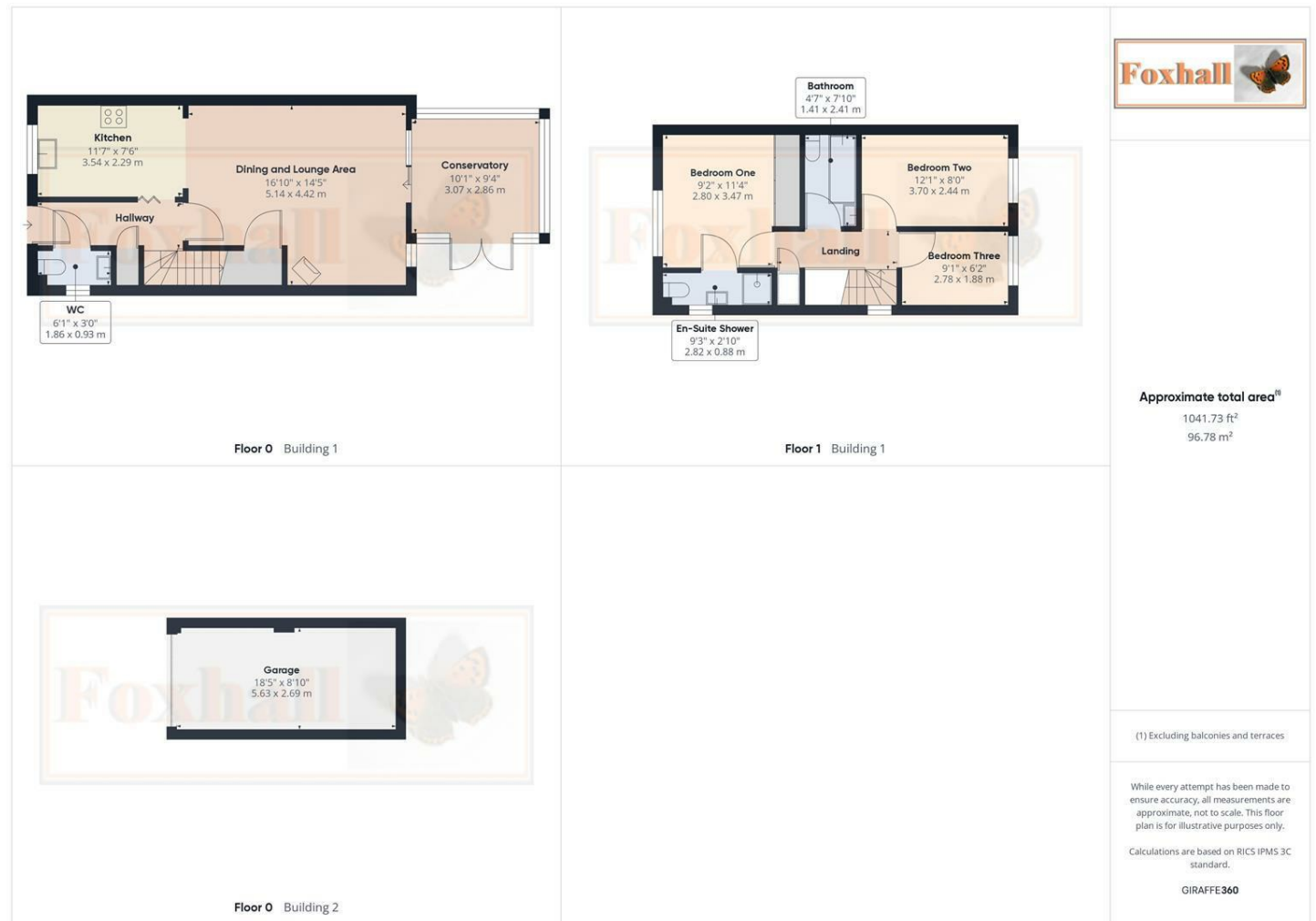
Hybrid Map



Terrain Map



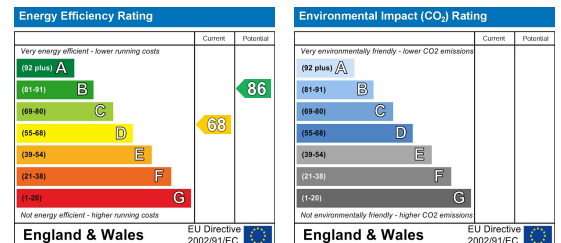
Floor Plan



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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