

Foxhall



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Quebec Drive

Kesgrave, Ipswich, IP5 1HP

Price £375,000



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Summary Continued

Kesgrave offers plenty of local amenities including local shops, access to supermarkets, access to Martlesham Retail park, good school catchments (subject to availability), local bus routes giving you access into Ipswich town centre and to neighbouring villages and towns such as Woodbridge and easy access to A12/A14.

In a valuer's opinion this is a very well presented property offering ample accommodation and an early internal viewing is highly advised.

Front Garden

Off-road parking to the front via hardstanding concrete for three cars comfortably, partly enclosed via a low height brick wall with a shingle border housing some mature plants, raised sleepers which have lights inserted into them. There is also four external power points, outside tap and access into the property via a door to the side.

Entrance Hall

Entry via a double glazed obscure door to the side with two double glazed obscure windows either side, wooden flooring, access to the understairs cupboard, radiator, access to the stairs, door to the lounge and a door to the open plan kitchen / dining area and snug.

Lounge

15'5" x 11'6" (4.70m x 3.51m)

Double glazed window facing the front, double glazed window facing the side, radiator, feature open fireplace on a stone tiled base with a feature surround, coving and wall lights.

Kitchen

11'3" x 9'4" + 8'11" x 8'1" (3.43m x 2.84m + 2.72m x 2.46m)

Wall and base fitted units with cupboards and drawers, ceramic single sink bowl and drainer unit with a mixer tap, integrated dishwasher, recycling drawer, double built-in oven with a grill function, electric induction hob with a electric cooker hood above, built-in floor to ceiling fridge, feature downlighting, radiator, heat sensor alarm, luxury worktop with splash-back tech board, USB sockets and a double glazed window facing the front with obscure window to storage room.

Dining Area / Snug

17'4" x 7'5" (5.28m x 2.26m)

Obscure window to the internal storage room, three double glazed windows in a feature skylight and double glazed double French style doors going outside into the garden, radiator, LVT flooring throughout and spotlights and a door into the utility room.

Utility Room

10'5" x 4'9" (3.18m x 1.45m)

Wall mounted extractor fan, wall and base fitted units with cupboards, stainless steel single sink bowl and drainer unit, plumbing for a washing machine, space for a fridge and freezer, works surfaces, tiled splash-back and doors to the cloakroom and playroom / study.

Cloakroom W.C.

Double glazed obscure window to the side, electric radiator, wall mounted wash hand basin with a mixer tap, low-flush W.C., and tiled splash-back.

Playroom / Study

13'3" x 7'5" (4.04m x 2.26m)

Double glazed UPVC door to the rear going out into the garden, vinyl flooring, storage cupboard which houses space and accessibility for a tumble dryer, wall mounted

heater blows hot and cold air and a door to the internal storage area.

Internal Storage Room

Perfect for storage which has double glazed obscure windows facing into the open plan kitchen, dining and snug area.

Landing

Spotlight, doors to the bathroom, shower room, bedrooms one three and four and a door to the stairs leading to bedroom two.

Bedroom One

15'4" x 11'8" (4.67m x 3.56m)

A large double glazed widow facing the front, double glazed window facing the side and a radiator.

Bedroom Three

12'6" x 9'6" (3.81m x 2.90m)

Double glazed window facing the rear giving you wonderful views, spotlight and a radiator.

Bedroom Four

8'10" x 8'2" (2.69m x 2.49m)

Double glazed window facing the front and a radiator.

Bathroom

8'5" x 5'8" (2.57m x 1.73m)

Double glazed obscure window facing the rear, spotlights, extractor fan, stainless steel heated towel rail, panel bath with hot and cold taps with shower over and a glass swing screen, vanity wash hand basin with a mixer tap, low-flush W.C., half tiled walls and tiled splash-back.

Shower Room

4'4" x 3'2" (1.32m x 0.97m)

Spotlight, extractor fan, heated towel rail, walk-in shower cubicle, splash-back boarding and a sensor light.

Lobby

Door and stairs leading to the loft room / bedroom two.

Loft Room / Bedroom Two

18'7" x 14'7" (5.66m x 4.45m)

Access via its own door off the landing and stairs up to with double glazed Velux windows with a fitted blind, two double glazed windows facing the rear giving you beautiful views, there are two eaves storage cupboards, one used as a wardrobe and one used for storage, there is in-built shelving giving you further added storage, radiator, feature wooden balustrade and banister, spotlights and further down lighting.

Rear Garden

Fully enclosed un-overlooked north-westerly facing rear garden with a very well maintained resin patio area partially covered by a pergola well manicured with some

climber plants adding colour and there are two power points by the patio area with further flowerbed borders with shingle and more climber's. Down the garden which is mostly laid to lawn with flowerbed borders enclosed by sleepers which are well manicured and maintained with a seating area, access to a large shed which offers power and lighting with a security light and an added external power socket only installed a year ago with block paved area in front, a gate to the rear and an outside tap.

Agents Notes

Tenure - Freehold

Council Tax Band - C







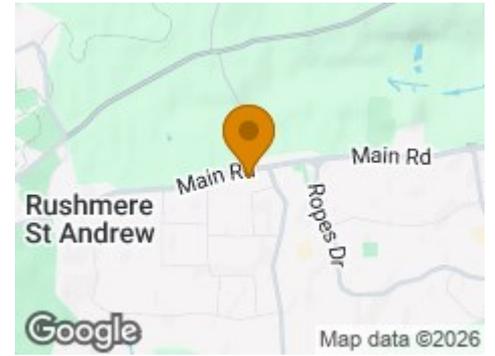
Road Map



Hybrid Map



Terrain Map



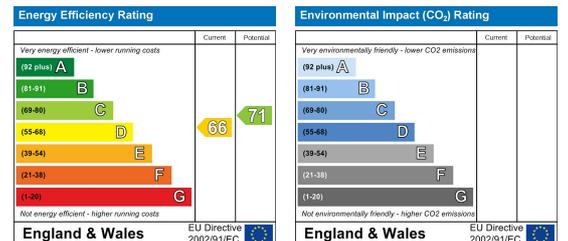
Floor Plan



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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