

Foxhall



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Claverton Way

Rushmere St. Andrew, Ipswich, IP4 5XE

Asking price £350,000



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Front Garden

Large block paved driveway providing off road parking for multiple vehicles with plenty of space for a caravan or motorhome if desired, wooden double gates giving access to the side of the property and a front aspect UPVC double door into entrance hallway.

Entrance Hallway

Doors to the kitchen, dining room, lounge and W.C., stairs to the first floor, under stairs cupboard, radiator and herringbone flooring.

Lounge/Diner

17'2" x 11'3" (5.23m x 3.43m)

Rear aspect double glazed window, rear aspect double glazed sliding door into the sunroom, two radiators and laminate flooring.

Dining Room/Bedroom Four

16'6" x 7'11" (5.03m x 2.41m)

Front aspect double glazed window, radiator and laminate flooring.

Downstairs W.C.

Low-level W.C., vanity unit wash hand basin. upright radiator, half-tiled walls and front aspect double glazed frosted window.

Kitchen

11'6" x 7'9" (3.51m x 2.36m)

Base and eye-level units, rolled edge worktops, integrated electric oven, microwave and hob with extractor over, integrated sink and drainer, integrated slimline dishwasher, space for fridge freezer and washing machine, wall mounted Vaillant boiler, side aspect double glazed windows, side aspect UPVC double door to the garden and laminate flooring.

Sunroom

16'0" x 10'9" (4.88m x 3.28m)

Rear aspect double glazed French doors to the garden, two skylights, radiator and EvoCore premium tile effect flooring.

Landing

Doors to all bedrooms and the shower room, airing cupboard, radiator and carpeted flooring.

Bedroom One

11'6" x 10'5" (3.51m x 3.18m)

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

Bedroom Two

11'10" x 8'8" (3.61m x 2.64m)

Rear aspect double glazed window, radiator and carpeted flooring.

Bedroom Three

10'6" x 6'5" (3.20m x 1.96m)

Rear aspect double glazed window, radiator and carpeted flooring.

Shower Room

9'3" x 5'6" (2.82m x 1.68m)

Double width shower cubicle with glass shower screen, stainless steel hand held and waterfall shower attachments, low-level W.C., pedestal hand wash basin, built-in storage unit, radiator, half-tiled walls, tiled flooring, two side aspect frosted double glazed windows.

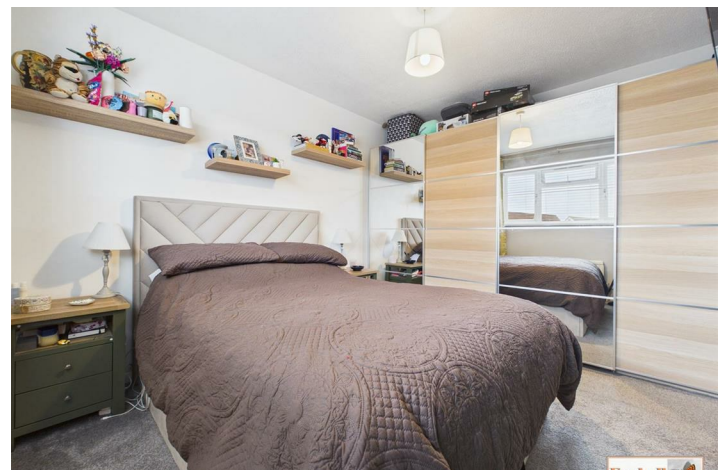
Rear Garden

Enclosed to panel fencing, mainly laid to lawn with mature flower and shrub beds, a large patio area and a further area laid to decking. There are two sheds with power and gated side access round to the front of the property.

Agents Notes

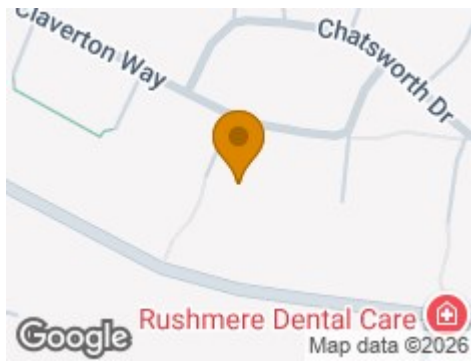
Tenure - Freehold
Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



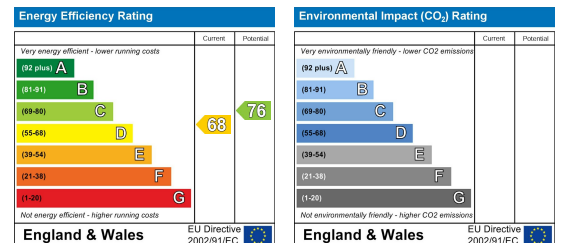
Floor Plan



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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