

# Foxhall



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## Spring Road

Close To Town, Ipswich, IP4 2RR

Offers over £210,000



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## Front Garden

Mostly laid to lawn, enclosed via mid height brick wall and iron rail fencing, entry via iron rail gate with steps up leading to a pathway to the front door which is located on the side of the property and the gate going into the rear garden.

## Entrance Hallway

Entry via a double glazed door facing the side with a double glazed window above, natural wood flooring, access to the stairs, mid height dado rail and doors into the lounge and dining room.

## Lounge

11'11" x 10'5" (3.63m x 3.18m)

Double glazed three bay sash window facing the front giving you views over the allotment, natural wood flooring, radiator, feature open fireplace with a tiled base, feature surround and a wooden mantle.

## Dining Room

11'11" x 10'2" (3.63m x 3.10m)

Double glazed sash window facing the rear, radiator, natural wood flooring, access to the understairs cupboard, feature open fireplace with a tiled base, feature surround and a wooden mantle and access into the kitchen.

## Kitchen

8'2" x 7'0" (2.49m x 2.13m)

Double glazed sash window facing the side, wall mounted Vaillant boiler, wall and base fitted units with cupboards and drawers, space for a fridge freezer, plumbing for a washing machine, stainless steel single sink bowl and drainer unit with a mixer tap above, built-in electric oven, NEFF gas hob and a cooker hood above, tiled splash-back, tiled flooring, radiator and a door into the rear lobby.

## Rear Lobby

Double glazed obscure UPVC door facing the side going into the rear garden, behind a curtain is a storage area which has a radiator and can be used as an airing cupboard if required, lino flooring and a door into the ground floor bathroom.

## Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Double glazed obscure sash window facing the side, low-flush W.C., pedestal wash hand basin with hot and cold taps, panel bath with hot and cold taps and an electric shower over with a glass swing screen, radiator, lino flooring and splash-back tiling.

## Landing

Access to the loft, door to bedroom one and there is a door to a further landing space which offers doors to bedrooms two and three with a feature fire, high picture rails and carpet flooring

## Bedroom One

12'0" x 10'3" (3.66m x 3.12m)

Double glazed sash window facing the front, high picture rails, wall lights, radiator, feature fireplace and a storage cupboard.

## Bedroom Two

10'4" x 8'1" (3.15m x 2.46m)

Double glazed sash window facing the rear, radiator and natural wood flooring.

## Bedroom Three

9'1" x 6'9" (2.77m x 2.06m)

Double glazed sash window facing the rear, radiator, feature fireplace and carpet flooring.

## Rear Garden

Fully enclosed un-overlooked south easterly facing rear garden giving off courtyard style vibes, enclosed by a

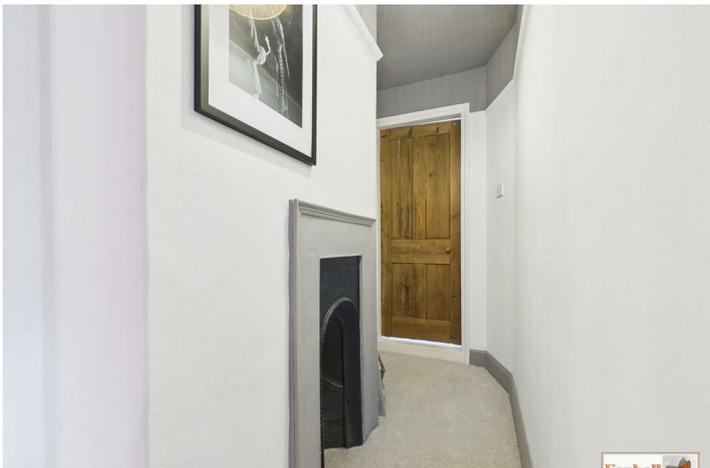
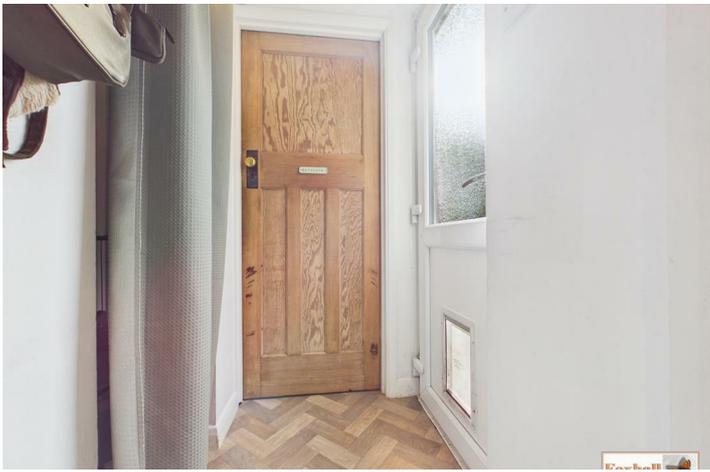
high and mid height brick walls, mostly made up of patio slabs, flowerbed borders perfect for seating, dining and entertaining with some steps up, access to a shed, outside tap and a gate to the side giving you access down towards the front garden.

### Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



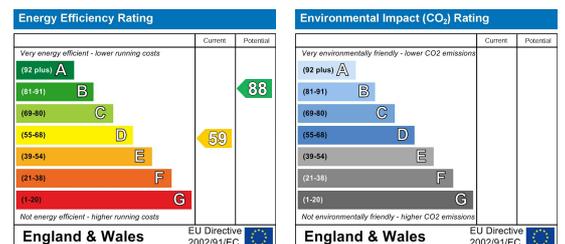
## Floor Plan



## 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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