Foxhall

Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Stewart Young Grove

Kesgrave, Ipswich, IP5 2YH

Offers in excess of £255,000

2 | 1 | 1 | D





Stewart Young Grove

Kesgrave, Ipswich, IP5 2YH

Offers in excess of £255,000





Front Garden
Access to two off road parking spaces, with the remainder laid to decorative stone, pathway to the entrance door with canopy porch, outside lighting, outside tap and shared access to the side giving access to the rear garden.

Entrance Hall
Accessed via a uPVC entrance door, coving, carpet flooring, door giving access to the lounge.

Lounge
14'7 x 10'7 (4.45m x 3.23m)
uPVC double glazed windows to front and side, two radiators, coving, carpet flooring, stairs rising to the first floor and door to the kitchen / diner.

Kitchen / Diner
13'5 x 8'2 (4.09m x 2.49m)
uPVC double glazed window to the rear, uPVC double glazed door giving access to the rear garden, one and a half stainless steel sink bowl drainer unit with a mixer tap inset in a roll edge work-surface with gloss white cupboards and drawers under and matching above, space and plumbing for washing machine, built in oven, built in hob with extractor built in over, space for fridge, radiator, spotlights, cupboard housing wall mounted Potterton boiler (last serviced two years ago), storage cupboard with space for condesing tumble dryer.

Landing
Carpet flooring, UPVC double glazed window to the side, coved ceiling giving access to the loft (boarded, retractable ladder, power and lighting and some shelving). Storage cupboard / airing cupboard and doors giving access to:

Bedroom One
13'5 x 10'11 (4.09m x 3.33m)
Two double glazed windows to front, radiator, uPVC double glazed window to side, coving and carpet flooring.

Bedroom Two
12' x 7'4 (3.66m x 2.24m)
uPVC double glazed window to rear, radiator, carpet flooring and coving.

Bathroom
6'7 x 5'10 (2.01m x 1.78m)
UPVC double glazed window to rear, enclosed low flush W.C. and vanity wash hand basin, shaped and panelled bath with mixer tap, chrome heated towel rail, tiled walls and tile effect vinyl flooring.

Rear Garden
Commences with an artificial lawn area with the remainder laid to decorative stone with a feature circle patio area with a gazebo and shed to remain. Gated side access to the property.

Agents Notes
Tenure - Freehold
Council Tax Band - B

























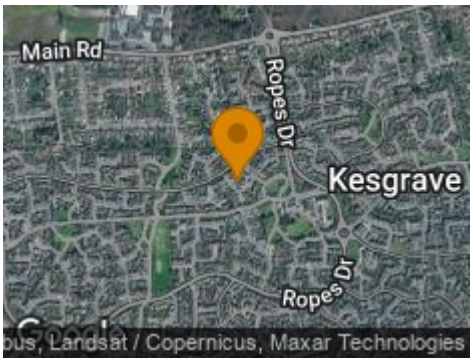




Road Map



Hybrid Map



Terrain Map



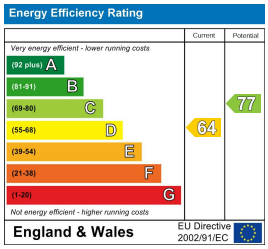
Floor Plan

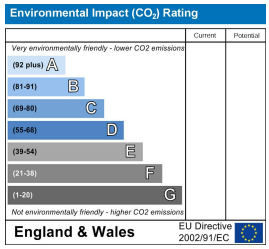


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.