

Foxhall



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Cauldwell Hall Road

East Ipswich, IP4 4QG

Guide price £280,000



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Front Garden

Partly enclosed via a mid height brick wall with a block paved driveway, offering you parking for two cars with a shingle border, there is also right of way side access which leads to double gates to the side giving you access to the rear garden for further parking and entry to the garage.

Porch

Entry via an obscure UPVC double glazed door facing the front with an obscure double glazed windows to the front and side, tiled flooring and door to the entrance hall.

Entrance Hallway

Single glazed wooden door facing the front, single glazed obscure window facing the front, laminate flooring, radiator, access to the stairs, under-stairs storage cupboard, door to the cloakroom W.C. and doors to the lounge and kitchen / dining room.

Lounge

14'2" x 12'1" (4.32m x 3.68m)

Double glazed bay window facing the front, laminate flooring, two built-in storage cupboards, feature open chimney breast, coving and a radiator.

Cloakroom W.C.

Low flush W.C., extractor fan, wall mounted wash hand basin with hot and cold taps, tiled splash-back and laminate flooring.

Kitchen / Dining Room

17'7" x 9'8" (5.36m x 2.95m)

Two double glazed windows facing the rear, double glazed UPVC door facing the rear going out to a rear lobby, large pantry cupboard which also houses the Baxi Duo Tec combi boiler installed in 2014 and has been

regularly serviced. Space for a large fridge / freezer, wall and base units with cupboards and drawers, built in oven, gas hob with a cooker hood above and tiled splash-back. Radiator, single sink bowl drainer unit with a mixer tap over, plumbing for a dishwasher, area for dining, radiator, laminate flooring and a door leading to a rear lobby.

Rear Lobby

Double glazed window facing the side, double glazed windows and prosthetic plastic windows facing the side, wood flooring, built-in shelving and a UPVC double glazed door leading to the sunroom.

Sunroom

21'9 x 12'6" (6.63m x 3.81m)

Passageway that leads down the side to a double glazed obscure UPVC door going out to the car parking, lino flooring a mixture of double glazed and single glazed windows, two sets of sliding patio doors going out to the rear garden, double glazed deluxe Velux skylight. The sunroom offers a utility space with plumbing for a washing machine, worksurface and a built-in corner seating area with lighting and power.

First Floor Landing

Air conditioning unit which was installed over two years ago and is regularly serviced. Access to the loft, not boarded, has a light and a ladder. Radiator and doors to bedrooms one, two, three and the bathroom.

Bedroom One

14;4" x 9'7" (4.27m;1.22m x 2.92m)

Double glazed bay window facing the front, radiator, laminate flooring and fitted mirror sliding wardrobes.

Bedroom Two

9'9" x 8'11" (2.97m x 2.72m)

Double glazed window facing the rear, laminate flooring and a radiator.

Bedroom Three / Office

8'4" x 6'6" (2.54m x 1.98m)

Double glazed window facing the rear, radiator and laminate flooring.

Family Bathroom

7'7" x 7'2" (2.31m x 2.18m)

Double glazed obscure window facing the front, step-in shower cubicle with splash-back screening, extractor fan, stainless steel heated towel rail, tiled flooring, low flush W.C. with a separate bidet tap, pedestal wash hand basin with a mixer tap and tiled splash-back.

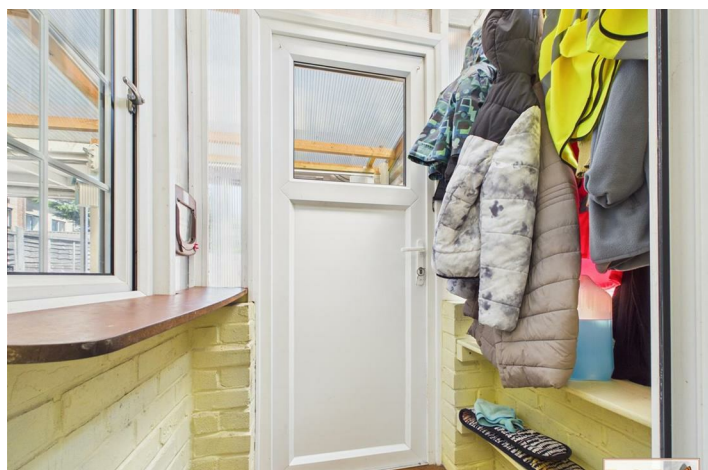
Rear Garden

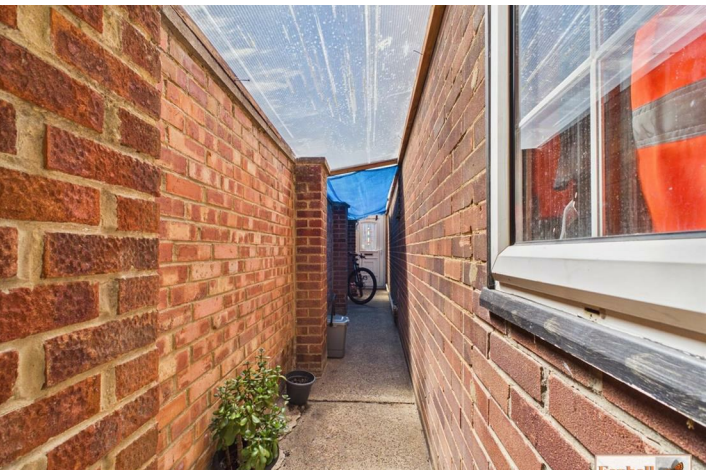
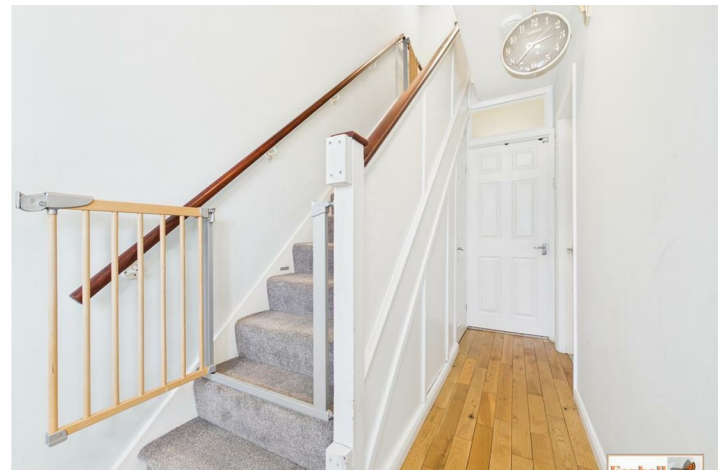
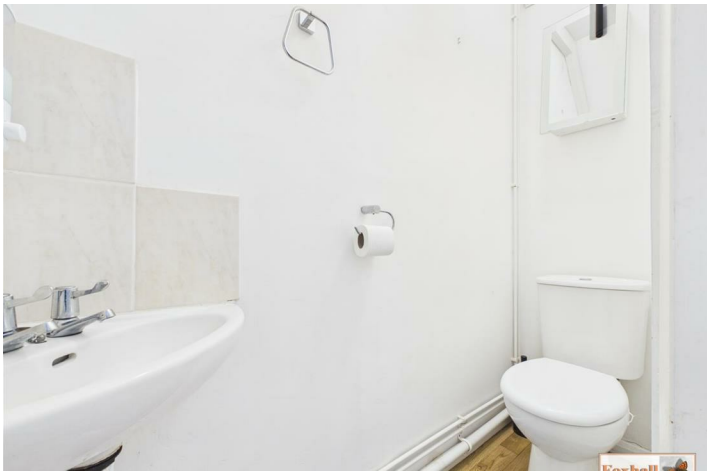
Fully enclosed north easterly facing rear garden with block paving, raised brick flowerbeds and railway sleeper raised flowerbeds with access to the garage. Fully enclosed by panel fencing and large double gates to the side that gives you more access for parking in the garden and access in to the garage with an outside tap.

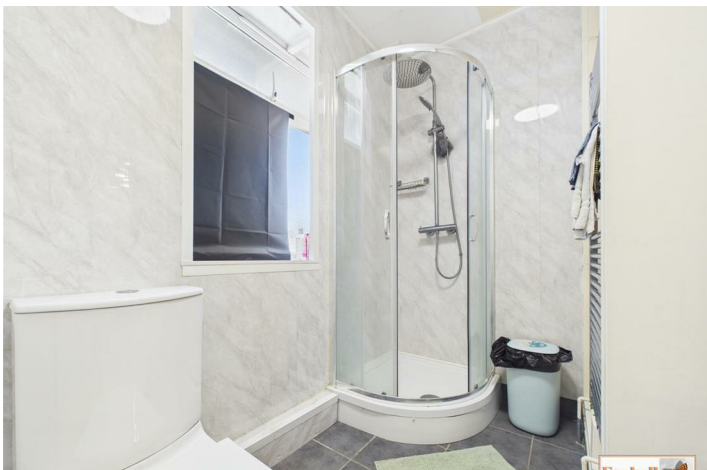
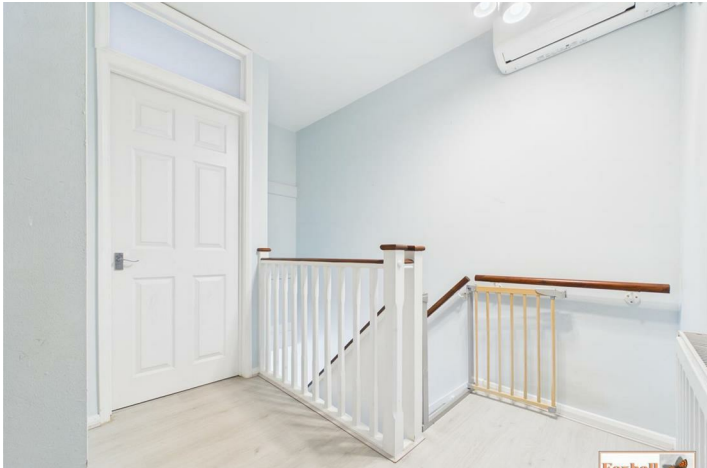
Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



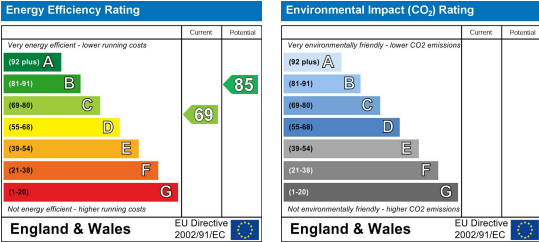
Floor Plan



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



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.