

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

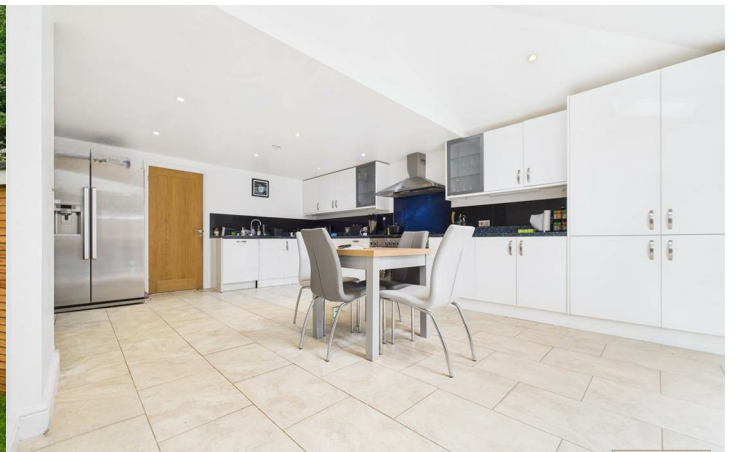
www.foxhallestateagents.co.uk



Curlew Road

South-West Ipswich, IP2 0TG

Guide price £375,000



Curlew Road

South-West Ipswich, IP2 0TG

Guide price £375,000



Front Garden

Block paved driveway with space for multiple vehicles, gated access round to the side and rear of the property, front aspect UPVC door into the porch.

Porch

Front aspect frosted double glazed window, door into the entrance hallway, inset mat and laminate flooring.

Entrance Hallway

Side aspect door into the shower room, side aspect door into the lounge, rear aspect door into the kitchen / diner / living area, stairs to the first floor, radiator, tiled flooring.

Snug Area

12'3" x 9'0" (3.74 x 2.75)

Open to the kitchen and dining areas, radiator and tiled flooring with underfloor heating.

Kitchen Area

20'5" x 13'1" (6.23 x 4.00)

Base and eye-level units, rolled edge worktops, rangemaster gas stove with stainless steel extractor over, integrated dishwasher, space for a American style fridge freezer, rear aspect double glazed French doors into the rear garden, front aspect door into the utility room, open through to the dining area, tiled flooring with underfloor heating. Vendor has mentioned that the Rangemaster and the American Style fridge freezer can remain in the property if the purchasers want them.

Dining Area

19'10" x 8'3" (6.05 x 2.53)

Rear aspect double glazed French doors into the garden, rear aspect double glazed windows, wood effect flooring, open through to the lounge area.

Lounge Area

15'4" x 10'10" (4.69 x 3.31)

Side aspect door to the hallway, front aspect door to the under stairs cupboard, radiator, wood effect flooring.

Utility Room

Space for a washer dryer, integrated worktop, side aspect UPVC door into the garden, front aspect frosted double glazed window, tiled flooring.

Shower Room

5'11" x 4'9" (1.82 x 1.46)

Corner shower, wash hand basin into vanity unit, low-level W.C., stainless steel towel rail, front aspect double glazed frosted window, side aspect frosted window, tiled walls and tiled flooring.

Landing

Doors to all bedrooms and the bathroom, front aspect frosted double glazed window and carpet flooring.

Bedroom One

12'8" x 10'4" (3.87 x 3.16)

Rear aspect double glazed window, radiator, carpet flooring, doors into the en-suite and walk-in wardrobe.

En-Suite

6'7" x 4'9" (2.03 x 1.46)

Corner shower, hand wash basin into vanity unit, low-level W.C., towel rail, laminate flooring, front aspect frosted double glazed window and a built-in extractor fan.

Walk in Wardrobe

5'7" x 4'9" (1.71 x 1.47)

Built-in clothes rails, carpeted flooring.

Bedroom Two

12'8" x 9'5" (3.87 x 2.88)

Built-in sliding wardrobes, rear aspect double glazed window, radiator, carpeted flooring.

Bedroom Three

12'3" x 9'1" (3.75 x 2.79)

Rear aspect double glazed window, radiator, carpeted flooring.

Bathroom

10'5" x 5'6" (3.18 x 1.69)

Panel bath with stainless steel mixer taps and hand held shower attachment, hand wash basin into vanity unit, low-level W.C., towel rail, tiled walls, tiled flooring, built-in airing cupboard and front aspect frosted double glazed window.

Garden

Enclosed to panel fencing the South facing rear garden is laid to a mixture of patio and lawn. There is an office/garden room and gated access round to the front of the property.

Office / Garden Room

17'5" x 7'9" (5.31 x 2.37)

Front aspect double glazed French doors, power and lighting, internet connection and acoustic panelling.

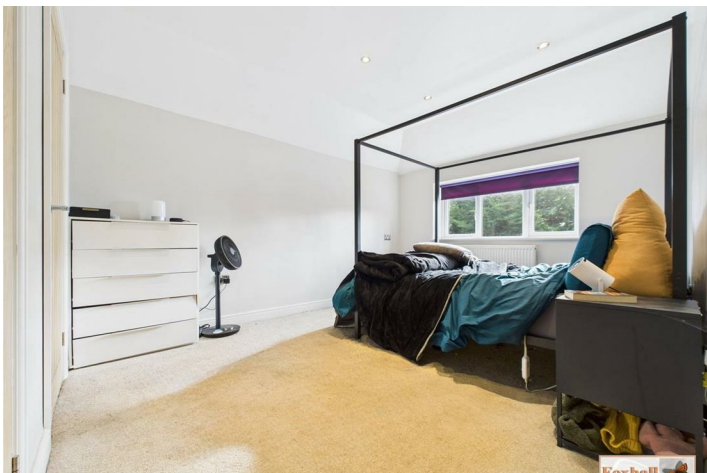
Agents Notes

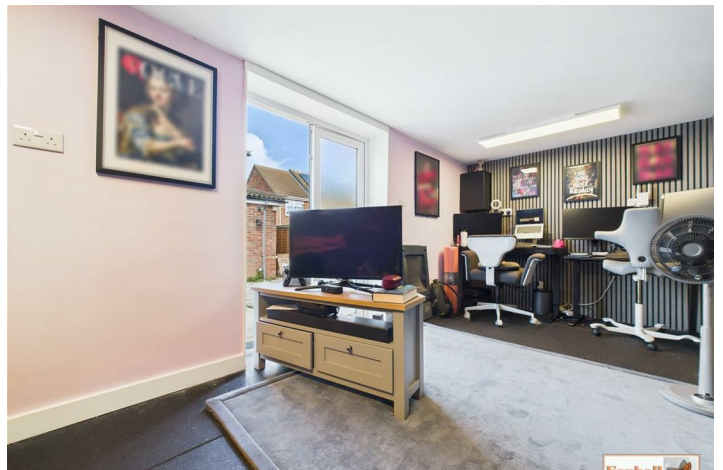
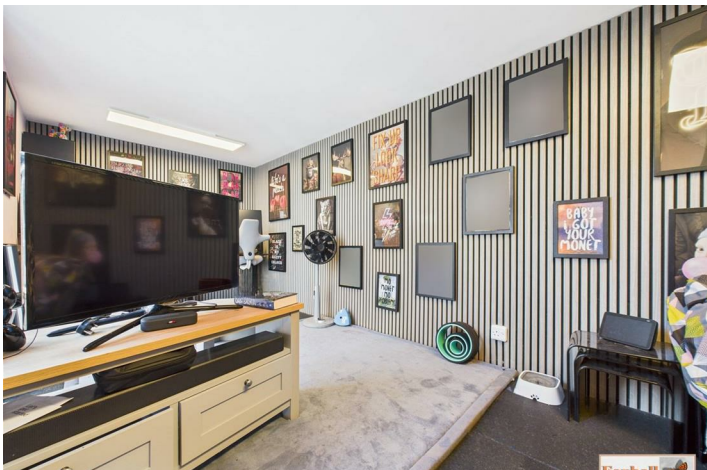
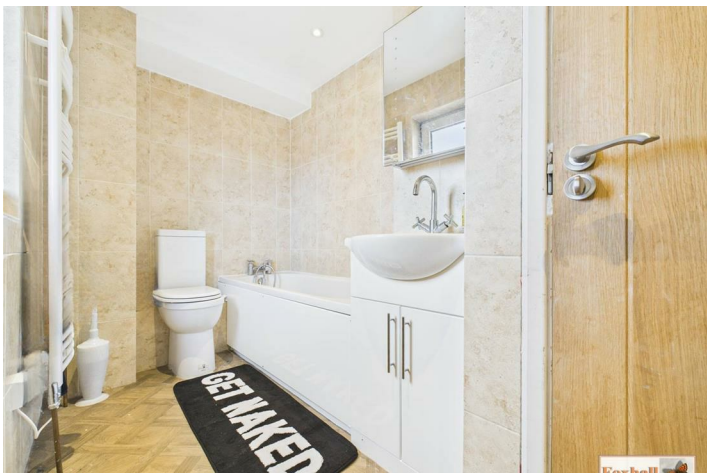
Tenure - Freehold

Council Tax Band - B

The previous extension was drafted with a loft conversion in mind, an alcove was positioned between two of the bedrooms in order to accommodate a spiral staircase for this project.









Road Map



Hybrid Map



Terrain Map



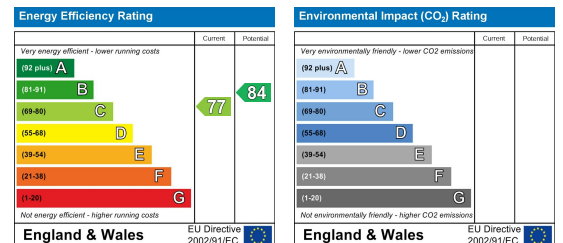
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.