

# Foxhall



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## Woodbridge Road

Northgate Catchment, Ipswich, IP4 4EP

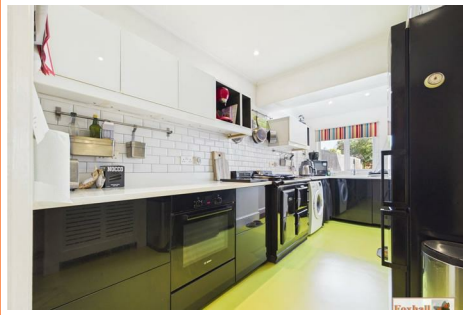
Asking price £325,000



# Woodbridge Road

Northgate Catchment, Ipswich, IP4 4EP

Asking price £325,000



## Front Garden

Laid to block paving providing off-road parking with steps leading to the front door and gated side access round to the rear of the property.

## Entrance Hallway

Doors to lounge, dining room and kitchen, stairs to the first floor, built-in storage cupboard, understairs storage cupboard, wood flooring and a radiator.

## Lounge

12'4" x 10'10" (3.77 x 3.31)

Front aspect double glazed bay window, log burner, radiator and wooden flooring.

## Dining Room

12'0" x 10'3" (3.66 x 3.14)

Rear aspect double glazed French doors to the conservatory, feature fireplace, radiator and wooden flooring.

## Kitchen

15'6" x 7'7" (4.72m x 2.31m)

Base and eye-level units with square edge worktops and tiled splash-backs, integrated electric oven, integrated electric hob, integrated sink, range AGA cooker, space for a washing machine, rear aspect double glazed window, double glazed Velux style roof lights, lino flooring and side aspect UPVC double glazed door to the conservatory.

## Conservatory

10'4" x 9'3" (3.16 x 2.83)

Rear aspect double glazed French doors to the garden, rear and side aspect double glazed windows, electric radiator and tiled flooring.

## Landing

Doors to bedrooms two, three and four and the bathroom with stairs leading to the second floor.

## Bedroom Two

12'1" x 10'5" (3.68m x 3.18m)

Front aspect double glazed bay window, feature fireplace, radiator and carpeted flooring.

## Bedroom Three

11'10" x 10'2" (3.63 x 3.11)

Rear aspect double glazed window, feature fireplace, radiator and carpeted flooring.

## Bedroom Four

7'11" x 7'7" (2.42 x 2.33)

Front aspect double glazed window, radiator and carpeted flooring.

## Bathroom

8'1" x 7'8" (2.47 x 2.34)

Curved bath with stainless steel mixer tap and electric shower over with stainless steel riser and handheld attachments, low-level W.C., wall mounted wash hand basin, radiator, rear aspect frosted double glazed window, airing cupboard and lino flooring.

## Bedroom One

14'4" x 8'6" (4.37m x 2.59m)

Two front aspect Velux style roof lights, rear aspect double glazed window, built-in sliding wardrobes, ample eaves storage space, radiator, spotlights, carpeted flooring and door to the en-suite.

## En-Suite

8'2" x 5'2" (2.50 x 1.58)

Shower cubicle with stainless steel mixer tap, riser and hand-held shower attachments, low-level W.C., two hand wash basins with a mixer tap and tiled splash-backs, rear aspect frosted double glazed window, extractor fan, radiator and tiled flooring.

## Rear Garden

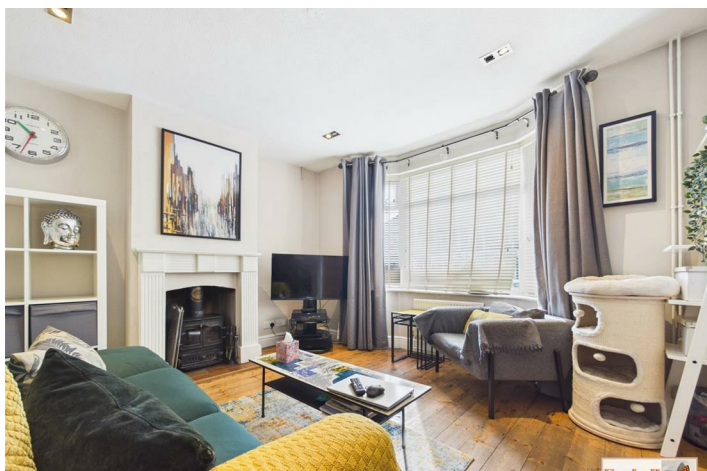
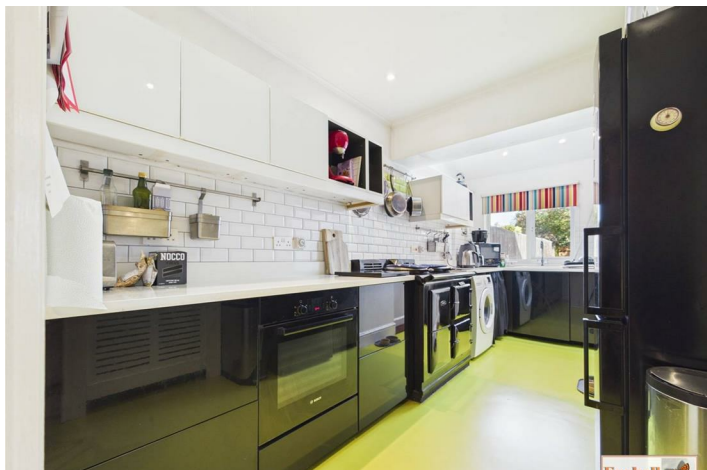
The rear garden is enclosed to fencing, mainly laid to

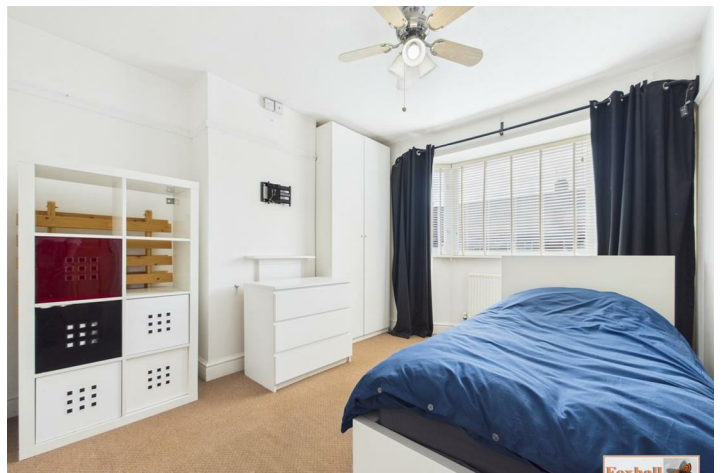
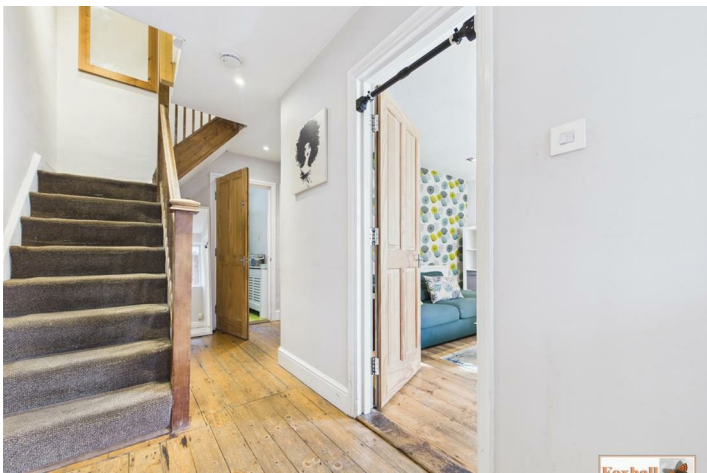
lawn with a patio area and a wooden storage shed and gated side access round to the front of the property.

### Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



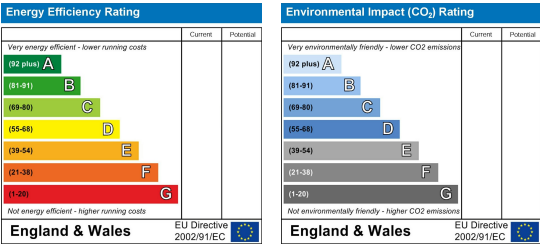
Floor Plan



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



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