

Foxhall



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Nacton Road

South East Ipswich, IP3 9QE

Price £335,000



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Front Garden

Block paved driveway suitable for parking four cars off-road, access to a pedestrian gate to the rear and front door, mid height fence with a raised bed with mature planting.

Entrance Hallway

Double glazed front entrance door with double glazed obscure units and double glazed obscure windows above, stairs up to the first floor with bespoke cabinets underneath the stairs giving access to the electric fuse box and gas box, laminate flooring, coving, doors to the dining room and understairs cloakroom W.C and a radiator.

Lounge

11'10" x 10'11" (3.61 x 3.35)

Carpet flooring, coving, double glazed bay window to the front with fitted vertical blinds, radiator, chimney breast hearth but no open fire, display, inset solid wooden shelving as well as a plinth and brushed stainless steel light switch and sockets.

Dining Room

11'11" x 10'9" (3.64 x 3.30)

Laminate flooring, upright modern radiator, coving, brushed stainless steel light switch and sockets and archways through to the lounge and the kitchen / breakfast room.

Cloakroom W.C.

4'2" x 2'4" (1.29 x 0.72)

Obscure double glazed window to the side, vanity wash hand basin with splash-back tiling, vinyl flooring, low-flush W.C. and an extractor fan.

Kitchen / Breakfast Room

17'6" x 10'4" (5.35 x 3.16)

Vaulted ceiling with three Velux roof lights, spotlights,

laminate flooring, double glazed French doors out into the rear garden with vertical fitted blinds, space for a American fridge freezer, wall and base units with cupboards and drawers under, worksurfaces over, double glazed window to the rear with vertical fitted blinds, Asterite 1 1/2 sink bowl drainer unit with a mixer tap, brushed stainless steel light switch and sockets, splash-back riser, integrated dishwasher, corner cupboards, inset Bosch double oven, inset Bosch hob with glass splash-back and stainless steel extractor over and a doorway through to the utility room.

Utility Room

8'4" x 6'11" (2.55 x 2.13)

Triple cupboard unit nearly floor to ceiling with plenty of storage for household utilities, wall and base units with cupboards and drawers under, worksurfaces over, splash-back riser, double glazed window to the side with fitted blinds, Asterite sink bowl drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer and laminate flooring.

Landing

Doors to bedrooms one, two, three and the bathroom, obscure double glazed window to side with fitted blinds, carpet flooring, coving and access to the loft.

Bedroom One

13'0" x 11'11" (3.97 x 3.64)

Double glazed window to the front, two radiators, carpet flooring and coving.

Bedroom Two

11'11" x 10'9" (3.64 x 3.29)

Double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

8'3" x 6'11" (2.54 x 2.12)

Double glazed window to the rear with fitted blinds, radiator, carpet flooring and coving. There is a box where the Vaillant boiler is boxed in so it can be unscrewed for repairs and service etc.

Bathroom

6'3" x 5'8" (1.93 x 1.73)

P shaped bath with a shower screen, mixer tap and a separate shower with a handheld shower and a rainfall shower, extractor fan, spotlights, pedestal wash hand basin with a mixer tap, low-flush W.C., mirror with integrated shaver point and lights, fully tiled walls, laminate flooring, obscure double glazed window to the front with fitted blinds and an upright heated towel rail.

Rear Garden

122'4" x 26'2" (37.3 x 8)

Fully enclosed rear garden mainly laid to lawn with a large patio area, outside tap, garden socket, wooden pergola area with some mature trees, shrubs and planting. There is a large shed with light to stay approx 8'4" x 18'6" and also a large workshop at the rear of the garden which extends past the end of the workshop and a pedestrian access through the pedestrian gate down the side.

Workshop

25'6" x 12'5" (7.79 x 3.79)

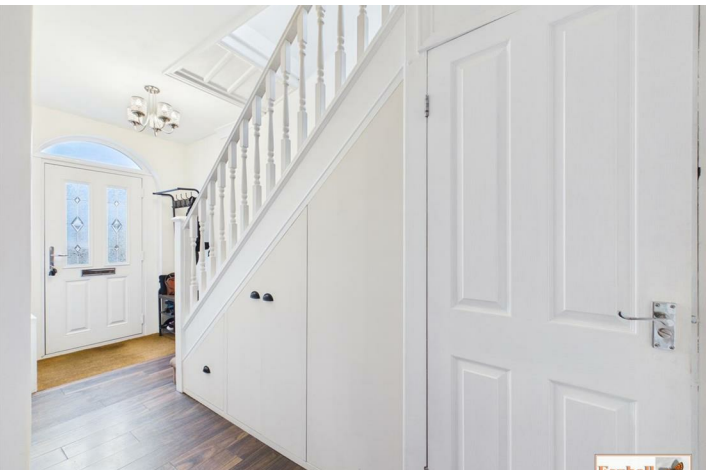
Hard floor with a drain, lovely apex roof offering plenty of rafter storage, its own fuse board and outside electric points, plenty of power points and also a couple of strip lights and a PIR.

Agents Notes

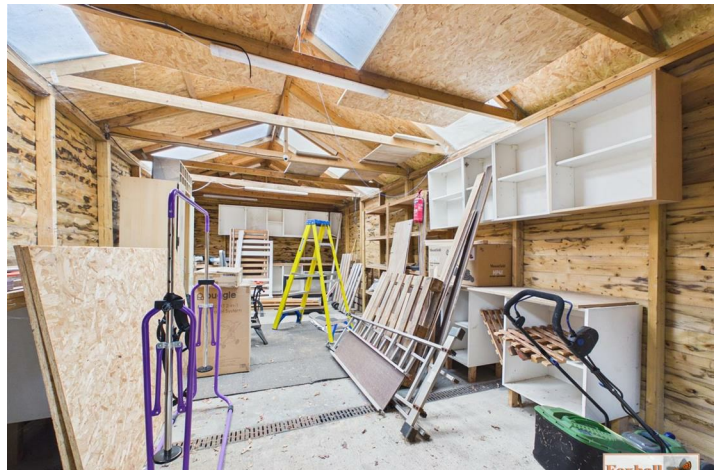
Tenure - Freehold

Council Tax Band - C









Road Map



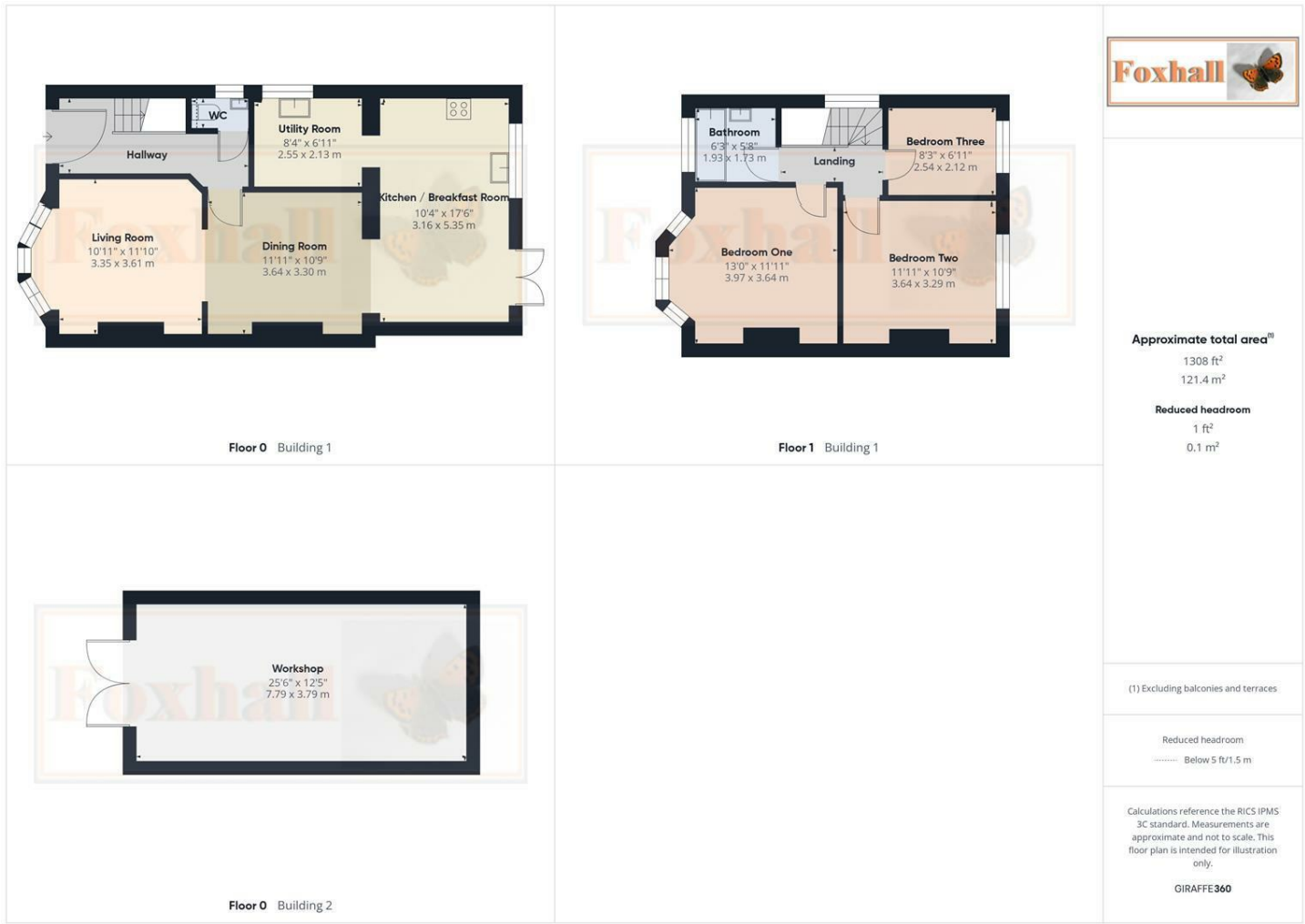
Hybrid Map



Terrain Map



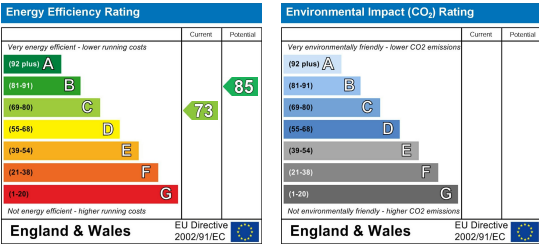
Floor Plan



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



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