

Foxhall



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Foxhall Road

East Ipswich, IP3 8NQ

Guide price £335,000



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Front Garden

Mid height brick wall with a lawn area with bulbs and shrubs to one side and an ornate cherry tree, hardstanding suitable for off-road parking for two vehicles, path to the front door and access to the garage and double vehicular access gates into the rear garden.

Entrance Porch

UPVC and glazed door into the porch, double glazed windows to the side, light, tiled floor and door through to the entrance hallway.

Entrance Hallway

Radiator, stairs up to the first floor, door to the dining room, door to the lounge, under stairs storage area, storage cupboard, phone point, glazed window to the side and through to the kitchen. carpet flooring, dado rail and coving.

Dining Room

12'0" x 10'11" (3.66m x 3.33m)

Double glazed bay window with fitted blinds, radiator, carpet flooring, picture rails, a full feature fireplace with open alcove and recess.

Lounge

16'10" x 11'11" (5.13m x 3.63m)

Feature fireplace with gas supply currently turned off, carpet flooring, coving, double glazed window to the side looking into the rear lobby, double glazed patio doors opening out onto the patio and an aerial point.

Kitchen

10'7" x 6'10" (3.23m x 2.08m)

Comprising of wall and base units cupboards and drawers under, worksurfaces over, space and plumbing for a washing machine, inset oven and automatic stainless steel four ring gas hob with extractor fan,

Asterite Leisure sink bowl drainer unit with a mixer tap over, wall mounted Ideal boiler, double glazed window to the rear with fitted blind, double glazed window to the side, vinyl flooring, heated hand rail, coving, splash-back tiling, directional lights,, space for a full height fridge freezer, door to the rear lobby.

Rear Lobby

UPVC and double glazed door to the side with a double glazed window to the side, double glazed window to the rear and a glazed door to the other side with tiled flooring.

Landing

Doors to bedrooms one, two and three and the bathroom, double glazed window to the side, access to the loft hatch, cupboard housing the electric fuse board and carpet flooring.

Bedroom One

11'0" x 8'11" (3.35m x 2.72m)

Double glazed window to the front, radiator, carpet flooring, built-in airing cupboard with plenty of shelving and a further built-in wardrobe for storage.

Bedroom Two

11'11" x 10'11" (3.63m x 3.33m)

Double glazed window to the rear, radiator, carpet flooring, double built-in wardrobes and a built-in storage cupboard.

Bedroom Three

7'11" x 7'0" (2.41m x 2.13m)

Wall to wall fitted wardrobes all with shelving suitable for storage, double glazed window to the front, radiator, carpet flooring accessed via an inset sliding door to save space.

Bathroom

6'8" x 5'7" (2.03m x 1.70m)

Low-flush W.C., pedestal wash hand basin, panel bath with a mixer tap and hand held shower attachment over, obscure double glazed window to the rear with fitted blind, radiator and fully tiled walls.

Rear Garden

42.7 x 13.5 + 12.17 x 22.9 (12.80m.2.13m x 3.96m.1.52m + 3.66m.5.18m x 6.71m.2)

Fully enclosed garden with mature trees, hedges, bluebells and foliage, mainly laid to lawn. Three sheds to stay, large suntrap patio area at the rear of the property, outside tap, pedestrian rear access into the rear of the garage and to the front garden via double wooden vehicular gates. Hardstanding suitable for one to two vehicles or a long vehicle such as a caravan, trailer, horsebox or boat. Due to the next door neighbours on both sides have extended their properties this gives huge potential to extend not only at the rear of the property but also at the side as a double storey and still maintain vehicular access if required. Extremely unusually there is a large garden right at the rear through the archway with further trees including curly willow, monkey puzzle, ornate cherry. The house and gardens are sitting on a 0.27 acres plot.

Garage

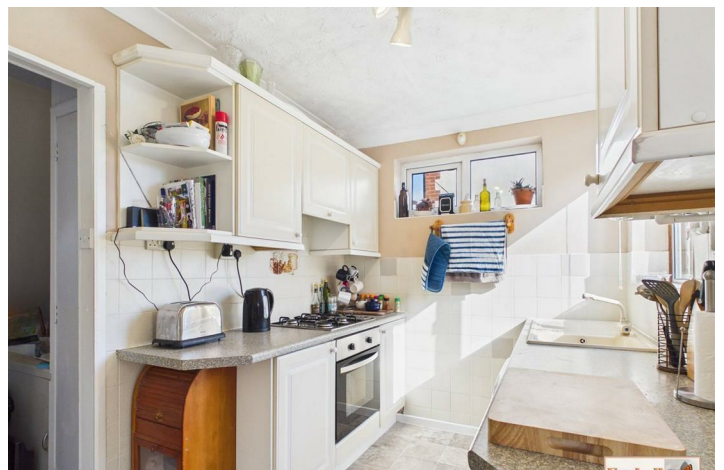
15'0" x 8'5" (4.57m x 2.57m)

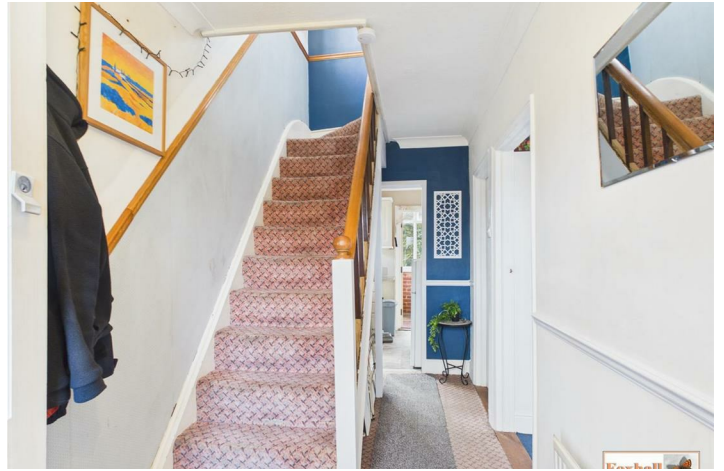
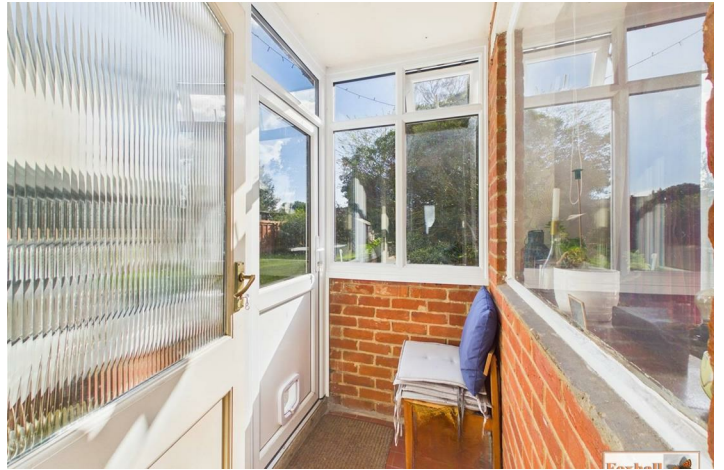
Up and over manual door with power and lighting, window to the side and a window facing the understairs of the house. If internal access was needed this may be potential to put a doorway in under the stairs if required or if an extension into the garage is desired.

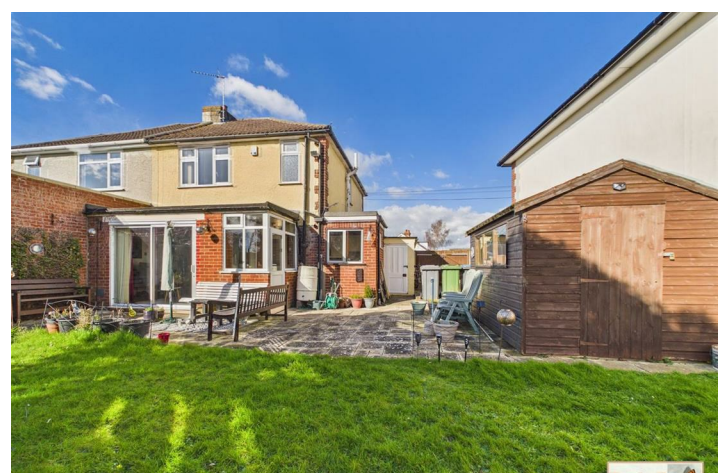
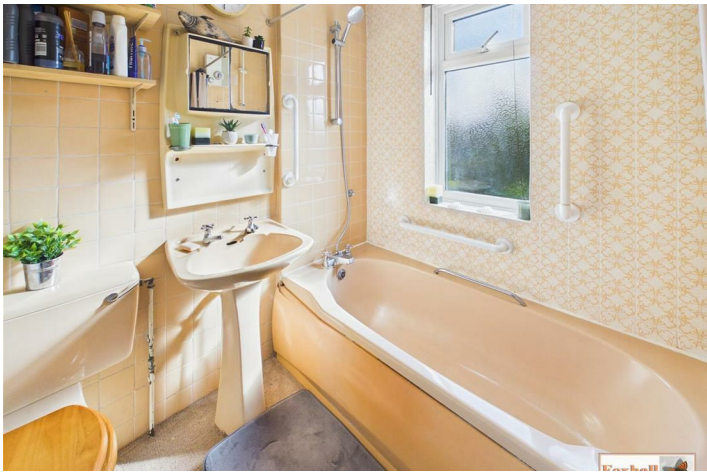
Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



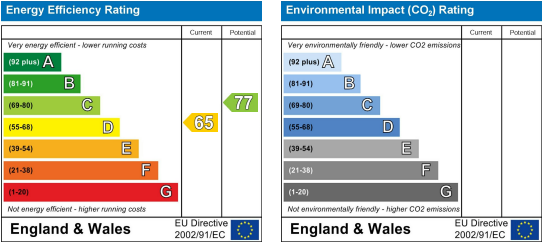
Floor Plan



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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