

# Foxhall



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## Starfield Close

Copleston Catchment, Ipswich, IP4 5JQ

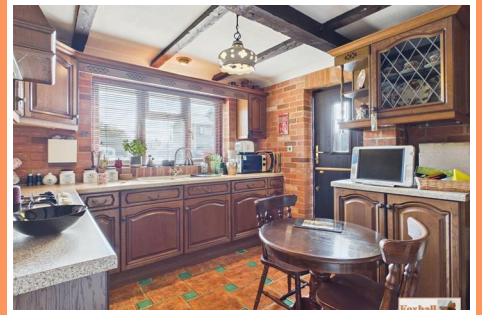
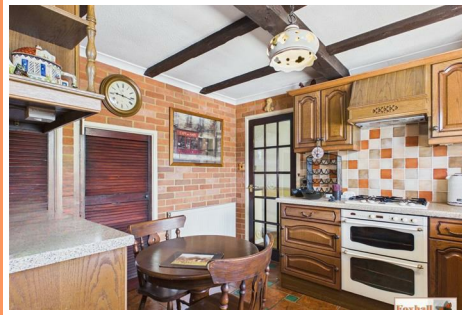
Asking price £250,000



# Starfield Close

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## Front Garden

Open plan, mainly laid to lawn with an arch brick built porch, lockable metal side gate leading to side kitchen door with an outside tap and lighting and a further metal gate leading to the rear garden.

## Entrance Hallway

Front entrance door into entrance hallway, dado rail, radiator, stairs rising to first floor.

## Lounge / Dining room

19'3" x 14'5" (5.87m x 4.39m)

Brick built chimney breast and matching tv plinth and hearth incorporating gas fire ( not tested and hasn't been used for a considerable time), feature hexagonal window to side, wall light points, dado rail, radiator and patio doors to the rear leading out into the garden.

## Kitchen

10'7" x 9'10" (3.23m x 3.00m)

Large walk-in cupboard with shelving ideal for a integrated tumble dryer / fridge, additional understairs cupboard, radiator, 1 1/2 bowl sink unit, ample selection of cupboards, Stoves double built-in oven, gas hob and extractor hood above, worksurfaces, additional glazed display cupboard and a modern replacement double glazed stable door leading to the side and a double glazed window to front which does not directly overlook any other properties in the cul-de-sac.

## Landing

Radiator, dado rail, window to side, door to a cupboard housing the Vaillant boiler, access to the loft and doors to bedrooms one, two and three and the shower room.

## Bedroom One

10'9" x 9'8" (3.28m x 2.95m)

Range of fitted wardrobes and cupboards on one wall, radiator, dado rail and window to front.

## Bedroom Two

10'8" x 7'10" (3.25m x 2.39m)

Radiator, dado rail, window to rear and door to a large walk-in over stairs wardrobe/cupboard.

## Bedroom Three

7'8" x 6'8" (2.34m x 2.03m)

Window to rear, dado rail and radiator.

## Shower Room

5'9" x 4'10" (1.75m x 1.47m)

Double doors through to a full width shower enclosure, wash basin, W.C., fully tiled walls in bath/shower area, wall lights, corner cupboard, window to side which is southerly facing making this a very light bright and sunny room for a good part of the day.

## Rear Garden

The rear garden is westerly facing and completely un-overlooked from the rear and is an absolute sheltered suntrap. Block paved with inset shrub and flower borders, summerhouse in the corner to remain and a brick built barbeque area, ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining with a lockable side metal gate.

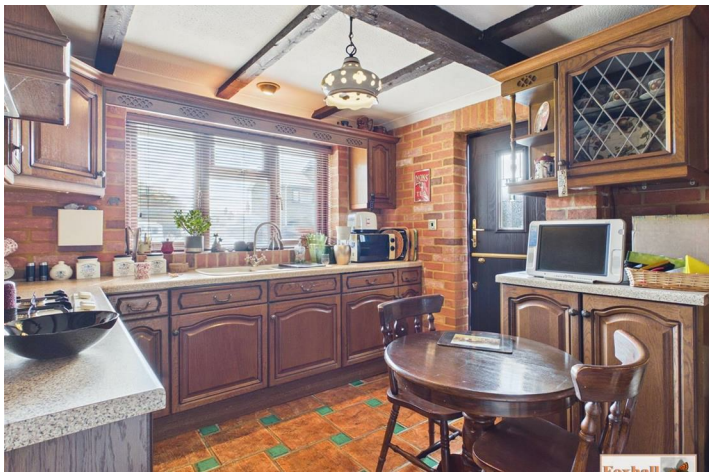
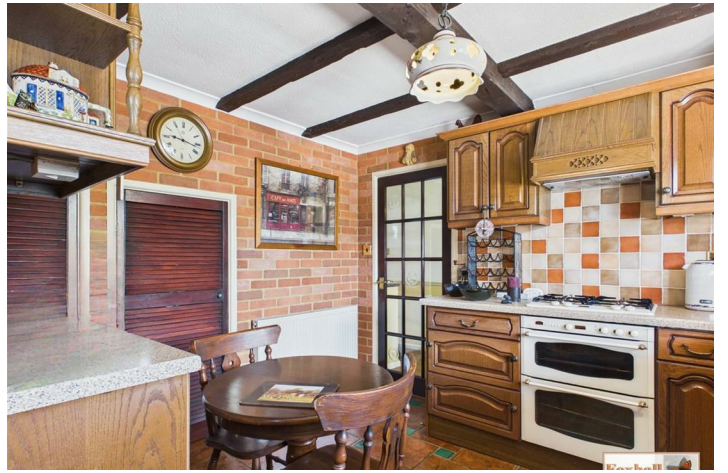
## Garage

In a block just a few yards away on the other side of the road is a brick built garage with an up and over door. Please note than other than the garage itself, there is no allocated off-street parking or driveway with this property.

## Agents Notes

Tenure - Freehold

Council Tax Band - C





## Road Map



## Hybrid Map



## Terrain Map



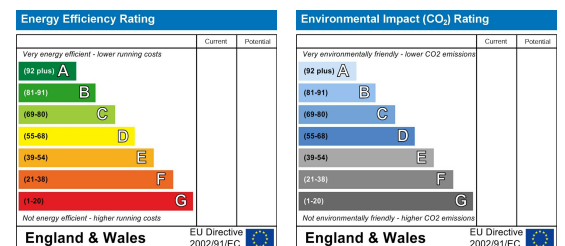
## Floor Plan



## 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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