

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

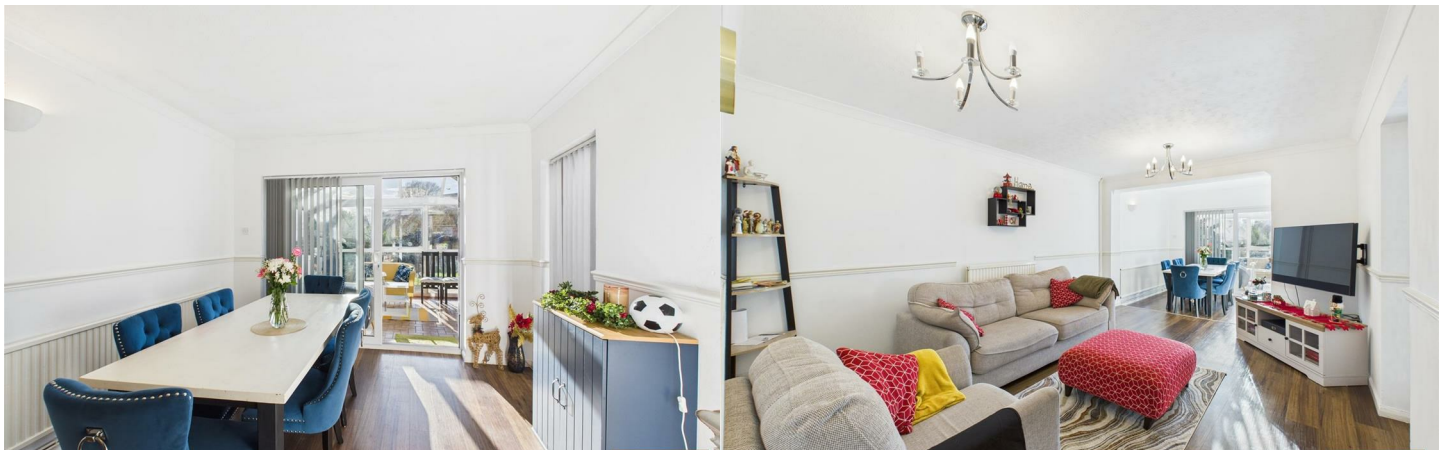
www.foxhallestateagents.co.uk



Abingdon Close

Stoke Park, Ipswich, IP2 9ED

Guide price £290,000



Abingdon Close

Stoke Park, Ipswich, IP2 9ED

Guide price £290,000



Front Garden & Car Port

Low maintenance front garden laid with AstroTurf with driveway hardstanding suitable for two vehicles and there is a carport area complete with outside electric power point and tap.

Entrance Hall

Obscure UPVC and double glazed door into the entrance hall and a double glazed window to side, laminate flooring, coving, wooden obscured glazed doors off to kitchen, lounge / dining room and solid door to downstairs W.C., phone point, and stairs rising to first floor with new carpet.

Kitchen / Breakfast Room

10'10" x 8'9" (3.30m x 2.67m)

Comprises of wall and base units with drawers and cupboards under with quartz work-surfaces over with quartz rises/splash-backs. Asterite 1 1/2 sink bowl and drainer with a mixer tap, double glazed window with fitted blind to the side, radiator, laminate flooring, five ring Rangemaster gas oven and hob with mermaid splash-back and black Rangemaster extractor over. Integrated washing machine, new integrated dryer, integrated dishwasher, integrated full height fridge / freezer, wall mounted Vaillant boiler replaced in 2015 and regularly serviced, water softener replaced in 2015 and a breakfast bar area suitable for two people.

Downstairs W.C.

Low-flush W.C. pedestal wash hand basin, fully tiled walls and laminate flooring.

Lounge

14'0" x 10'9 (4.27m x 3.28m)

Dado rail, coving, archway through to the dining room, laminate flooring, radiator, aerial and phone points, wooden glazed door through to the office/bedroom four.

Dining Area

10'10"x 8'10" (3.30mx 2.69m)

Coving, laminate flooring, double glazed patio doors to the conservatory, radiator, dado rail and double glazed window to the side.

Conservatory

12'1" x 10'1" (3.68m x 3.07m)

Made of UPVC and double glazing with glass roof, radiator, fitted blinds, tiled flooring with fan and lights and double glazed French doors going out into the garden.

Office / Study / Bedroom/ Treatment Room

18'0" x 8'10" (5.49m x 2.69m)

Large double glazed window to front with fitted roller blind, coving, laminate flooring and double glazed French doors out in to rear garden with fitted blinds, aerial point, radiator, wall lights and coving. This is an Ideal multi use room suitable as an office / treatment room / extra bedroom if required.

Landing

Doors off to bedrooms one, two and three, bathroom and separate W.C., dado rail, coving and new carpet flooring

Bedroom One

11'10" x 10'11" (3.61m x 3.33m)

New laminate flooring, double glazed window to rear with two fitted blinds (blackout and standard), radiator and a double built-in wardrobe.

Bedroom Two

10'7" x 9'2" (3.23m x 2.79m)

Double glazed window to the rear with two fitted roller blinds, new laminate flooring, coving, radiator and built-in cupboard.

Bedroom Three

10'10" x 8'9" (3.30m x 2.67m)

Large double glazed window to front with fitted blinds, radiator, new laminate flooring, coving and loft access. Loft is accessed by a pull down loft ladder and is half boarded.

Bathroom

8'3" x 6'4" (2.51m x 1.93m)

Walk in double size shower cubicle with shower over with both hand held and rainfall shower head over and solid glass screen, fully tiled walls, laminate flooring, vanity unit along one side with a quartz worksurface and riser inset wash hand basin with a mixer tap, heated towel rail, coving and an obscure double glazed window to front.

Separate W.C.

Comprises of a low-flush W.C., half tiled walls, laminate flooring, coving and obscure double glazed window to front.

Rear Garden

82'0" x 22'10" (25m x 6.9783m)

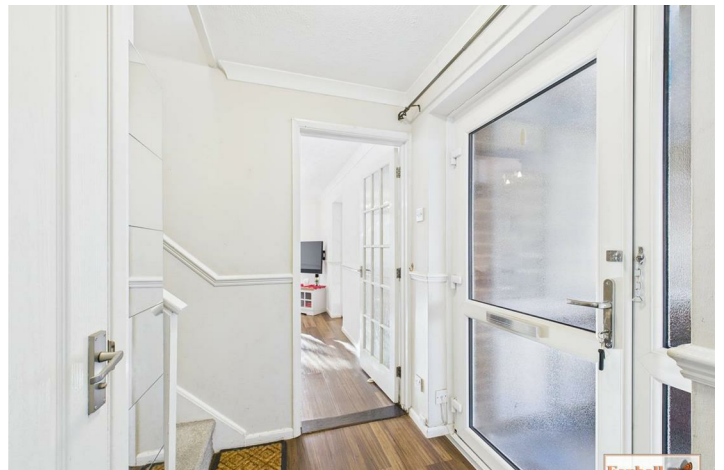
Fully enclosed rear garden, mainly set to lawn with neatly edged borders with plenty of mature shrubs, trees and planting along both sides at the end of the garden there are two shed one large shed 8' x 10' and one smaller shed 8' x 6' to stay. There is a block paved patio area suitable for alfresco dining and three water butts to stay. Leading back up the garden there is a Victoria style streetlamp complete with power, further outside power point and outside tap and garden electric point.

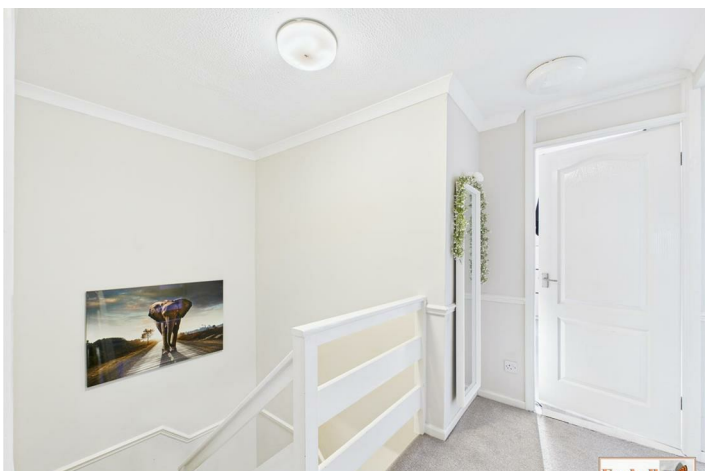
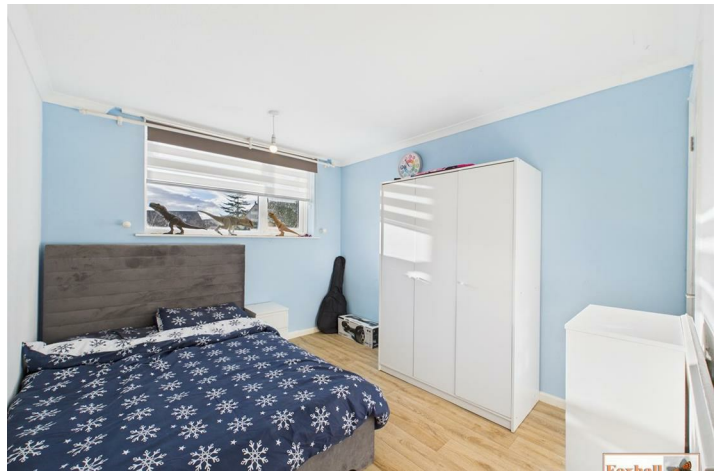
Agents Notes

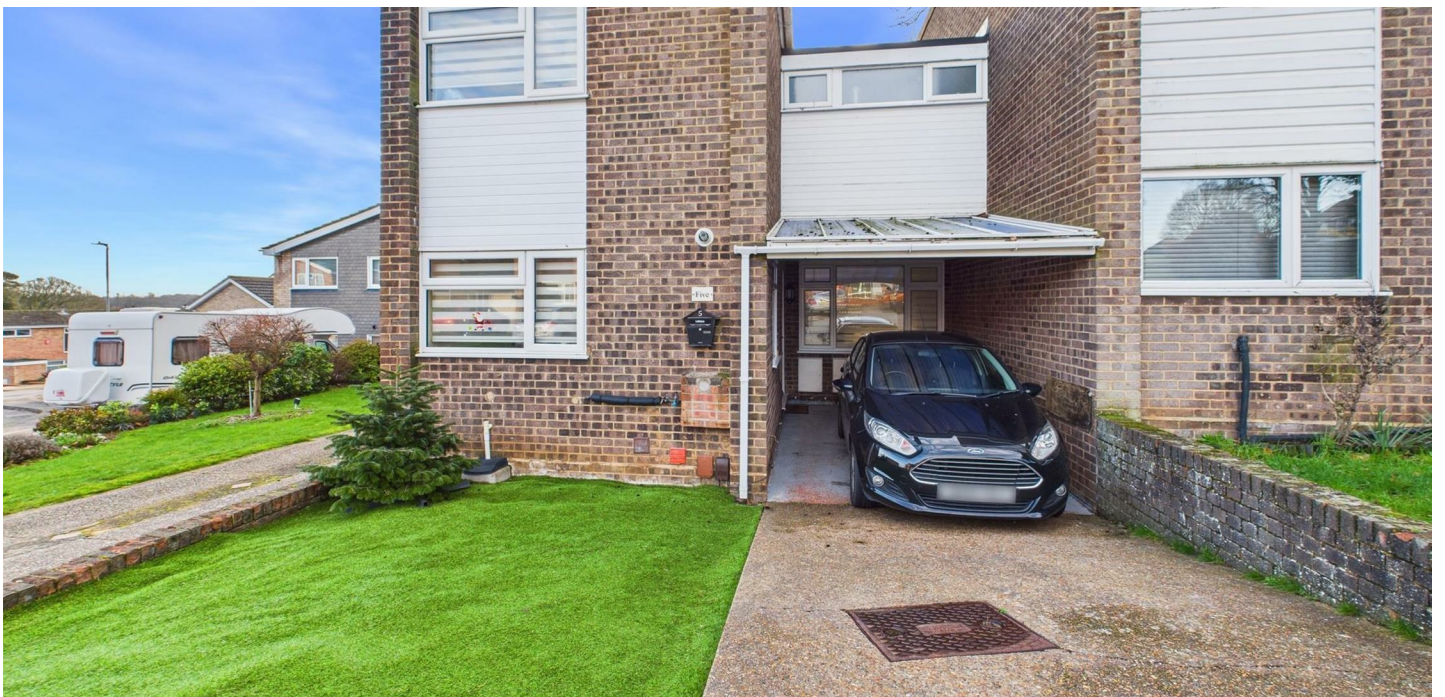
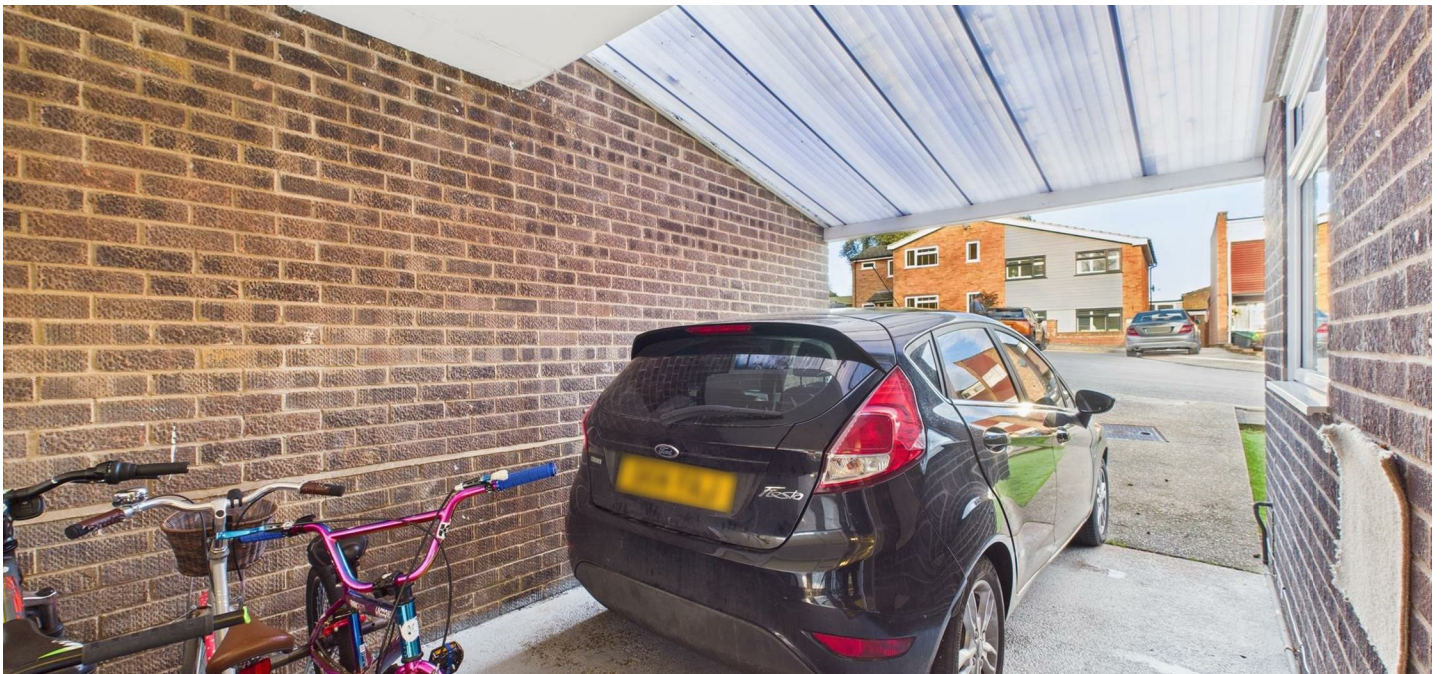
Tenure - Freehold

Council Tax Band - C





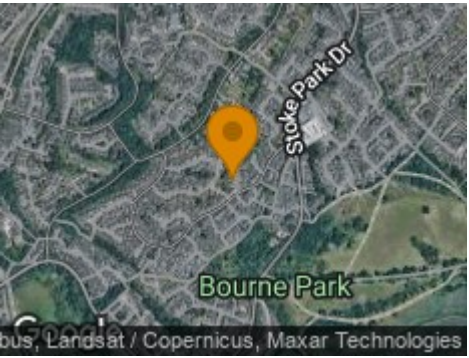




Road Map



Hybrid Map



Terrain Map



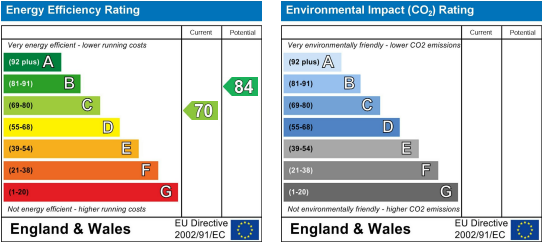
Floor Plan



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



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