

# 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



## Heath Lane

East Ipswich, IP4 5RR

Guide price £325,000



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2



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## Front Garden

Very low maintenance front garden with a fence and parking on the front of the property for one car currently (removal of a couple of planters could easily increase parking for two further cars on the front. Driveway vehicular access to side driveway giving further parking for three or four vehicles and access to the garage and rear garden.

## Porch

Open style porch with tiled floor.

## Entrance Hallway

UPVC door into the entrance hallway, two double glazed windows to the side and double glazed window above the door, carpet flooring, telephone point, radiator, doors to bedrooms one and two, wall-lights, coving, door to the lounge, door to the bathroom.

## Lounge

18'4" x 10'10" (5.59m x 3.30m)

Obscure double glazed window to the side, coving, carpet flooring, freesat (to stay), radiator and double glazed patio doors through to the conservatory.

## Conservatory

11'11" x 11'2" (3.63m x 3.40m)

Double glazed windows, UPVC and brick construction, tiled floor and UPVC roof. Most of the windows have fitted blinds. Double glazed French doors to the rear garden.

## Dining Room

11'9" x 8'3" (3.58m x 2.51m)

Double glazed French doors out onto the rear garden, double glazed window to the rear, two radiators, tiled flooring, door off to bedroom three/office and door off to the conservatory.

## Kitchen

11'3" x 10'1" (3.43m x 3.07m)

Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over, inset stainless steel sink drainer unit with a mixer tap over, raised mermaid splash-back, tiled flooring, space for a under counter fridge or freezer, inset built-in Zanussi oven and Zanussi built-in hob with extractor over, built-in Zanussi dishwasher, directional lights, heated towel rail, door to the rear lobby and an archway through to the dining area.

## Rear Lobby

Double glazed obscure door to the side and rear garden, tiled flooring, small loft hatch, fuse board, door to the utility room/cloakroom and then a door to the boiler room.

## Utility / Cloakroom

Low-flush W.C., wash hand basin, space and plumbing for a washing machine, space for a tumble dryer, worksurface, splash-back tiling, double glazed window to the side, coving and carpet flooring.

## Boiler Room

Baxi Platinum wall mounted boiler installed eight years ago, worksurface space for undercounter fridge or freezer, tiled walls, separate light and carpet flooring.

## Bedroom One

Double glazed bay window to the front, radiator, double glazed window to the side, high skirting boards and laminate flooring. Built in wardrobe further cupboards and shelves.

## Bedroom Two

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

Double glazed window to the front, radiator, high skirting boards, coving and carpet flooring.

### Bedroom Three

9'5" x 6'9" (2.87m x 2.06m)

Double glazed window to the rear with fitted roller blinds, radiator and laminate flooring.

### Bathroom

7'11" x 7'2" (2.41m x 2.18m)

Four piece bathroom with panel bath with a mixer tap and hand held shower, walk-in shower cubicle with shower, low-flush W.C., pedestal wash hand basin with a mixer tap, obscure double glazed window to the side, carpet flooring, fully tiled walls, heated towel rail and a lobby area with a large walk-in cupboard for coats, shoes etc.

### Rear Garden

103'4" x 46'3" (31.5 x 14.1)

Fully enclosed rear garden mainly laid to lawn with mature shrubs, trees and planting on three sides, small shed to stay, access to the garage, outside lights and can be accessed from both the dining room and the conservatory. Has a driveway to the side with vehicular gates to access driveway with parking for four to five cars and to access the garage and an outside tap.

### Garage

19'1" x 8'3" (5.82m x 2.51m)

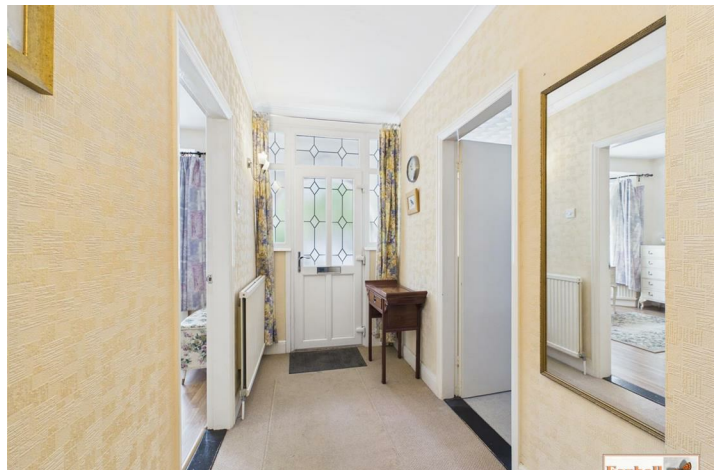
Has had a new metal roof installed with a manual up and over door, block construction with windows and doors to the side.

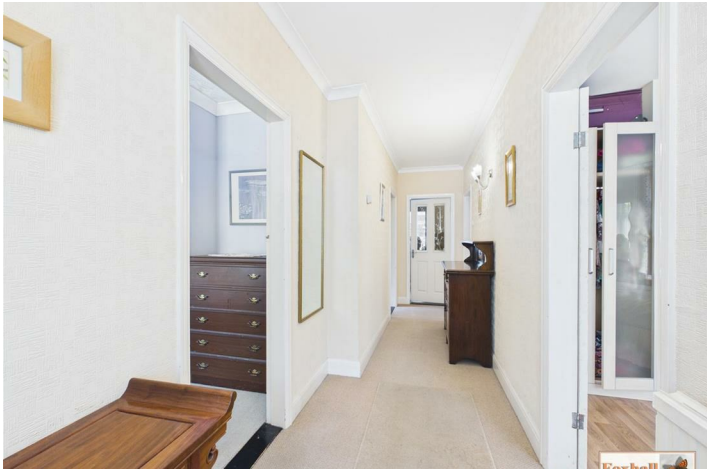
### Agents Notes

Tenure - Freehold

Council Tax Band - D









## Road Map



## Hybrid Map



## Terrain Map



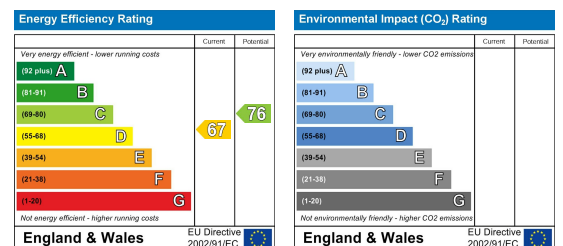
## Floor Plan



## 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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