

Foxhall



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Mayfield Road

Northgate Catchment, Ipswich, IP4 3NG

Guide price £450,000



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2



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Front Garden

Driveway and large path to the front door, suitable car parking for at least two vehicles potentially three and a large lawn area.

Entrance Porch

Large porch with two double glazed windows to the front, double glazed personal door to the front, vinyl flooring, light and door into the house.

Entrance Hallway

Doors off to the W.C., kitchen, lounge/diner, bedroom one, two and three and the family bathroom, panelled walls, laminate flooring, radiator, two daylight tunnels right up through to the roof which gives lovely daylight into the entrance hallway and access to the loft.

Lounge/Diner

21'8 x 12' (6.60m x 3.66m)

Large double glazed window to the side, patio doors to the garden which could potentially be changed for bi-folds if required, laminate flooring, two radiators and aerial point.

Cloakroom W.C.

Vanity wash hand basin, splash-back tiling, low-flush W.C., laminate flooring, wall mounted heater and double glazed obscure window to the front.

Conservatory

9'3 x 8'8 (2.82m x 2.64m)

Spotlights, tiled flooring, power, brick and UPVC construction with a warm roof, radiator, French doors out into the garden.

Utility Room

8'3 x 5'10 (2.51m x 1.78m)

Double glazed window and double glazed UPVC door

out into the rear garden, radiator, tiled flooring, wall and base units with cupboards and worksurfaces over, coving and a door into the garage.

Kitchen

9'9 x 9'10 (2.97m x 3.00m)

Comprising of wall and base units with cupboards and drawers, worksurfaces over, freestanding oven, splashback tiling, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap, large double glazed window to the outside, coving, space and plumbing for a dishwasher, space for a large American style fridge freezer, tiled flooring and doorway through to the utility room.

Bedroom One

13'10 x 10'9 (4.22m x 3.28m)

Large double glazed window to the front, radiator, laminate flooring, wall to wall fitted cupboards with two mirrored doors, plenty of storage etc with hanging rails, panelled wall and a radiator.

Bedroom Two

10'10 x 10'9 (3.30m x 3.28m)

Double glazed window to the front, radiator and laminate flooring.

Bedroom Three

12'9 x 7'3 (3.89m x 2.21m)

Double glazed window to the side, radiator and laminate flooring.

Bathroom

8'3 x 6'11 (2.51m x 2.11m)

Four piece bathroom suite with a walk-in shower cubicle with hand held and rainfall shower, panel bath with a mixer tap and a handheld shower over, vanity wash hand basin with a low-flush W.C. with concealed

back plate, shaver point, extractor fan, double glazed obscure window to the side, spotlights, heated towel rail, splash-back tiling and tiled flooring.

Rear Garden

52'5" x 49'6" (16 x 15.1)

Fully enclosed rear garden mainly laid to lawn with mature shrubs and trees including cherry blossom and magnolia around one side and the rear shed to stay, shingle areas, pathways and a patio eating area, outside tap and a pedestrian gate to one side through to the front garden.

Garage

17'1 x 8'8 (5.21m x 2.64m)

Manual up and over door, power and lighting and plumbing and space for a washing machine, space for a tumble dryer and worksurfaces over.

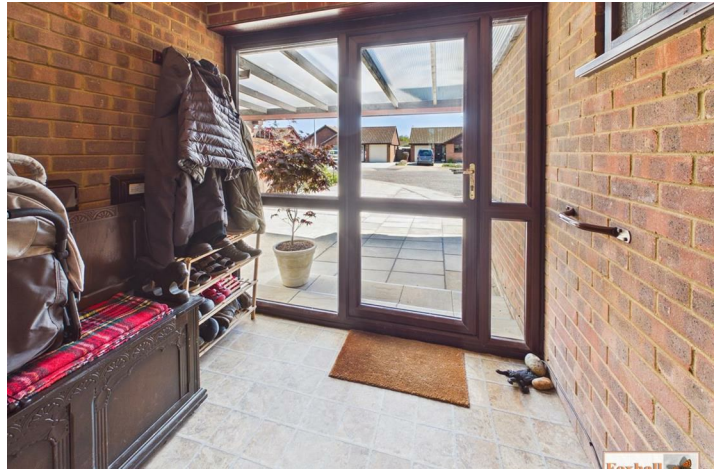
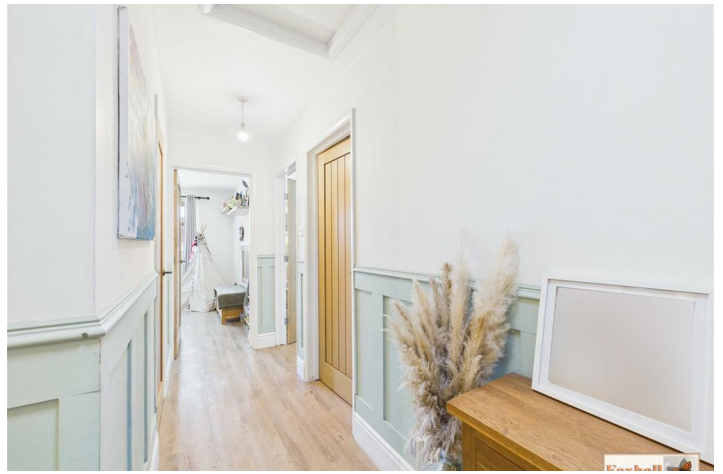
Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



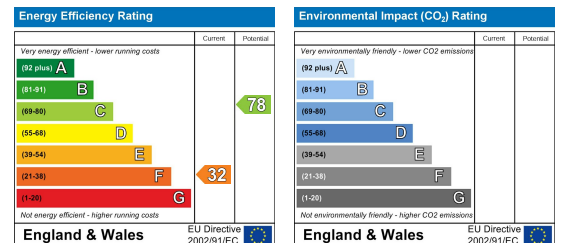
Floor Plan



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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