

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



Belstead Avenue

Belstead Hills, Ipswich, IP2 8NP

Price £290,000



Belstead Avenue

Belstead Hills, Ipswich, IP2 8NP

Price £290,000



Front Garden

Accessed via a drop kerb and off-road parking for one car comfortably, partly enclosed by a mid height brick wall and iron railed gates, flowerbed borders with a mixture of tree and plants and double gates giving you access into the rear garden.

Entrance Hallway

Entry via an obscure door facing the front with a double glazed obscure window facing the front, natural wooden flooring, original cornice, access to the stairs, understairs cupboard and doors to the cloakroom W.C., lounge and the dining room.

Cloakroom W.C.

Double glazed obscure window facing the front, vanity wash hand basin with a mixer tap and tiled splash-back, low-flush W.C., radiator, coving, extractor fan and tiled flooring.

Lounge

13'10" x 11'7" (4.24 x 3.54)

Double glazed five bay window facing the front, radiator, feature fireplace that is currently blocked off with a wooden mantle and wall lighting.

Dining Room

11'10" x 10'11" (3.63 x 3.34)

Double glazed double French style doors going up to the rear with double glazed windows around, wall lights, original cornices, feature fireplace with a stone base and surround with a wooden mantle which is currently blocked off, radiator, natural wooden flooring and the open access to the kitchen area.

Kitchen

15'6" x 8'5" (4.74 x 2.57)

Double glazed window to the rear and side, wall and

base fitted units with cupboards and drawers, spotlights, 1 1/2 stainless steel sink bowl and drainer unit, separate stainless steel single sink bowl with a mixer tap over, tiled splash-back and flooring, space for a large double oven with a five ring gas hob with a stainless steel cooker above, a door leading to the utility room, plumbing for a dishwasher and a single glazed obscure door to the side going out into the garden.

Utility Room

4'11" x 4'4" (1.52 x 1.34)

Double glazed window facing the side, access to the consumer unit, worksurface, tiled flooring and plumbing for a washing machine.

Landing

A spacious landing with double glazed obscure window to the side, access to the loft, doors to the separate W.C. and bathroom, large storage cupboard and doors to bedrooms one, two and three.

Bedroom One

13'10" x 10'7" (4.24 x 3.24)

Double glazed five bay window facing the front, radiator, carpet flooring and a cupboard housing the Vaillant combi boiler which is regularly serviced.

Bedroom Two

11'11" x 10'9" (3.63m x 3.28m)

Double glazed window facing the rear, radiator and carpet flooring.

Bedroom Three

8'5" x 7'11" (2.57m x 2.41m)

Double glazed window facing the rear, radiator and carpet flooring.

Separate W.C.

Double glazed obscure window facing the side, low-flush W.C and tiled flooring.

Family Bathroom

7'3" x 6'0" (2.23 x 1.83)

Double glazed obscure window facing the front, radiator, extractor fan, vanity wash hand basin with a mixer tap, tap, panel bath with hot and cold taps with separate shower over and glass swing screen, tiled splash-back and fully tiled flooring.

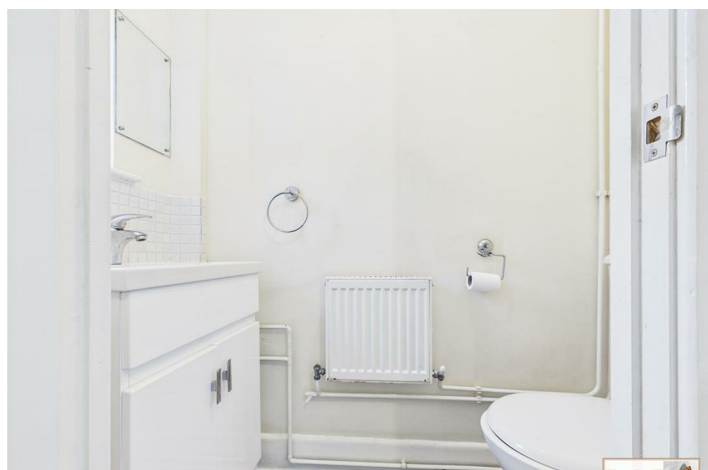
Rear Garden

Fully enclosed north westerly facing rear garden, enclosed via panel fencing with a patio area with access to power, flowerbed borders with conifer trees and a large passageway down the side leading to the front garden. Steps up to the second tier of the garden offering an area mostly laid to lawn with flowerbed borders, conifer trees and access to a workshop which has power and lighting.

Agents Notes

Tenure - Freehold

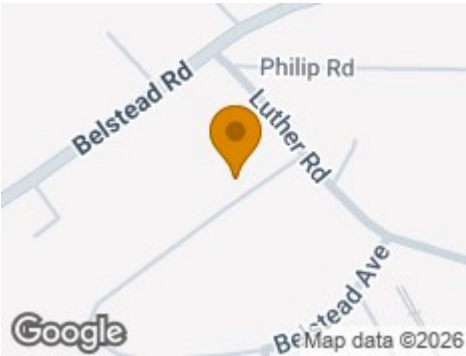
Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



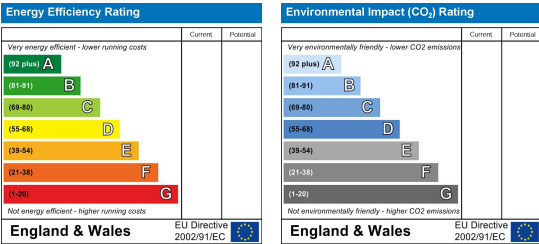
Floor Plan



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.