

Foxhall



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Laurelhayes

South West, Ipswich, IP2 9SA

Offers in excess of £280,000



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Laurelhayes

EXTENDED SEMI-DETACHED HOUSE - OPEN KITCHEN/DINING/LIVING SPACE - THREE GOOD SIZED BEDROOMS - MODERN FIRST FLOOR SHOWER ROOM - WELL PRESENTED - CLOSE TO LOCAL AMENITIES - WALKING DISTANCE TO IPSWICH TOWN CENTRE & WATERFRONT

Foxhall Estate Agents are pleased to offer to market this extended three bedroom house situated in a quiet cul-de-sac location on the popular Hayes development. Located to the south west of Ipswich it provides easy access to local supermarkets, the A12/A14, town centre and waterfront.

The house itself comprises of a porch, entrance hallway, large lounge and open kitchen/dining/living space downstairs. Upstairs there is a landing with built in storage, two double bedrooms and a good size single third bedroom shower room. To the rear the low maintenance garden is laid to a mixture of patio, decking and artificial turf and to the front there is a driveway providing off road parking for multiple vehicles

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities.

The town centre houses the mainline railway station which provides direct links to London Liverpool Street (1 hour and ten minutes) and where you can also find the beautiful Ipswich Marina which has undergone

extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

Front Garden

Mainly laid to hardstanding providing parking for multiple vehicles, path leading to the front door with mature shrubbery.

Entrance Porch

Front aspect UPVC double glazed door into the entrance porch, tile flooring and rear aspect UPVC double glazed door into the entrance hallway.

Entrance Hallway

Doors to lounge and kitchen/dining/living room, understairs storage cupboard, stairs to the first floor, radiator and tiled flooring.

Lounge

13'11" x 10'10" (4.24m x 3.30m)

Front aspect double glazed window, radiator and laminate flooring.

Kitchen / Diner

16'7" x 10'11" (5.05m x 3.33m)

Base and eye-level units, wood effect worktops, integrated stainless steel sink and drainer, space for a fridge freezer, space for a washing machine, space for a freestanding oven and hob with extractor over, rear aspect double glazed window, integrated dishwasher, tiled flooring and through to dining area which has a radiator, tiled flooring and open through to the living room.

Living Room

14'3" x 9'7" (4.34m x 2.92m)

Rear aspect double glazed French doors going out into the garden, radiator and tiled flooring.

Landing

Side aspect double glazed window, doors to all bedrooms and the shower room, airing cupboard, loft access and laminate flooring.

Bedroom One

13'7" x 7'8" (4.14m x 2.34m)

Front aspect double glazed window, built-in sliding wardrobes, radiator and laminate flooring.

Bedroom Two

11'3" x 7'11" (3.43m x 2.41m)

Rear aspect double glazed window, built-in wardrobes, radiator and laminate flooring.

Bedroom Three

10'0" x 6'9" (3.05m x 2.06m)

Front aspect double glazed window, built-in over stairs storage cupboard, radiator and laminate flooring.

Shower Room

6'7" x 5'7" (2.01m x 1.70m)

Shower cubicle with stainless steel mixer, riser and handheld shower attachment with glass shower screen, wall mounted wash hand basin into vanity unit, low-level W.C., rear aspect frosted double glazed window, towel rail, tiled walls and tiled flooring.

Rear Garden

Enclosed to panel fencing the rear garden comprises of

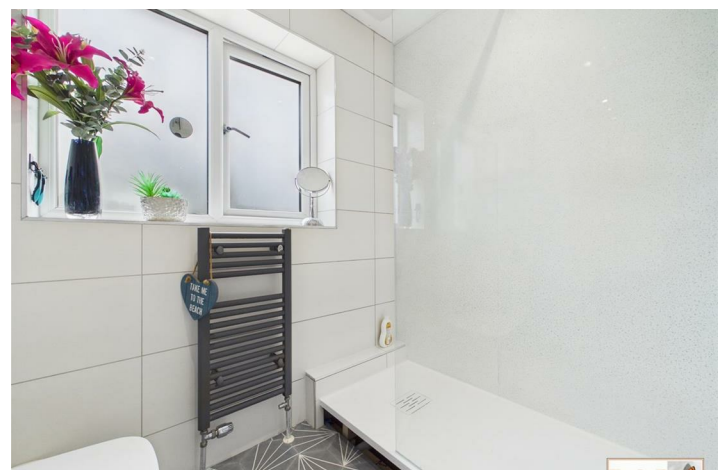
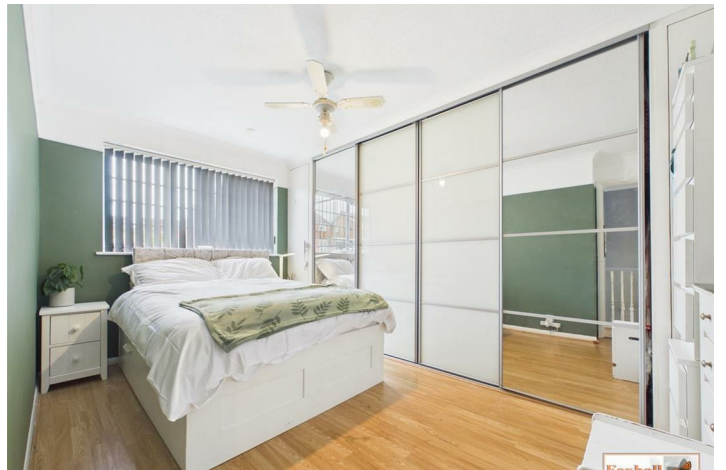
patio, decking and artificial turf areas. There is a wooden storage shed along with gated side and rear access.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



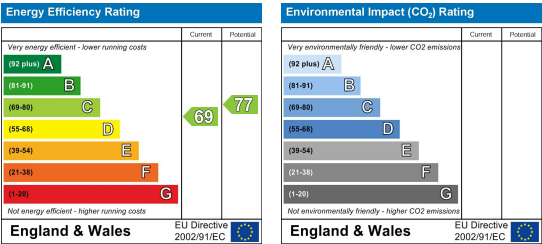
Floor Plan



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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