

Foxhall



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Darwin Road

East Ipswich, IP4 1QD

Asking price £250,000



3



1



2



E



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Front Garden

Enclosed by fence, laid to gravel with block paved pathway leading to the front door.

Entrance Hallway

Front entrance door from recessed entrance porchway, radiator, stairs rising to first floor and dado rail.

Lounge

10'11" x 10'0" (3.33m x 3.05m)

Beautiful south facing lounge very sunny and pleasant room for a most of the day with fireplace recess with wood surround, dado railing and through to the dining room.

Dining Room

11'5" x 10'4" (3.48m x 3.15m)

Dado railing and the focal point of the room is a original Victorian fireplace in recess, radiator, fully glazed door leading directly out into the rear garden and a door to a large walk-in understairs storage cupboard with light and power ideal for positioning of a tumble dryer.

Kitchen

9'5" x 8'6" (2.87m x 2.59m)

Modern replacement fitted kitchen with good selection of gloss fronted units comprising base drawers, cupboards and eye-level units with deep pan drawers, 1 1/2 bowl polycarbonate sink unit, space for a washing machine and dishwasher, space for an upright fridge/freezer, heated towel rail, ample worksurfaces, Bosch fitted oven with Bosch gas hob over and high level extractor fan above.

Ground Floor Bathroom

6'11" x 5'2" (2.11m x 1.57m)

Modern replacement bathroom with vanity unit wash basin with cupboards below, low-level W.C., bath with Bristan shower over and curved shower screen, fully

tilled in bath/shower area, extractor fan, window to rear and chrome heated towel rail.

Landing

Double doors to a spacious over the stairs storage cupboard plus boxed in meters, radiator, dado rail and access to loft space.

Bedroom One

13'4" x 10'10" (4.06m x 3.30m)

Two windows to front which are south facing making this a very nice bright room full of natural light and sunshine. Radiator, half panelled wall and recessed ceiling spotlights.

Bedroom Two

9'7" x 8'6" (2.92m x 2.59m)

Window to rear with views over the garden and woodland beyond and a radiator.

Bedroom Three

8'0" x 7'10" (2.44m x 2.39m)

Good sized bedroom with window to rear and a radiator.

Separate W.C.

W.C., vanity unit wash basin, half tiled walls, extractor fan and recessed ceiling spotlights.

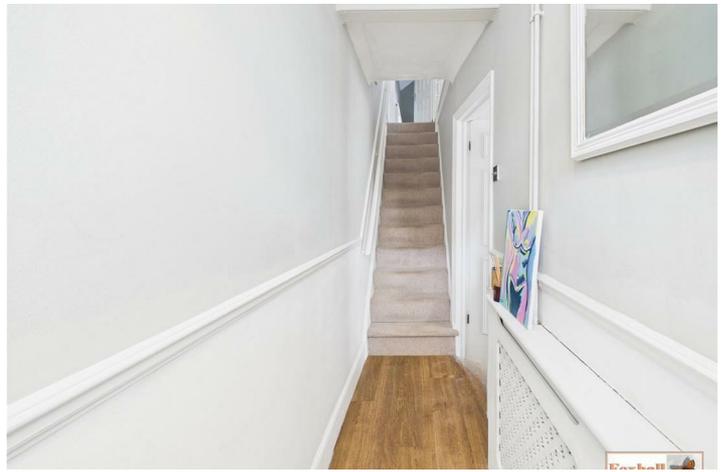
Rear Garden

Commences with a spacious patio area, outside tap, brick wall with a gate leading to a second section which is laid to lawn and enclosed by fencing and at the rear of the garden is a good sized timber shed with power and light. The garden backs onto woodland area and is totally un-overlooked from spring through to autumn is completely screened from the rear by trees. Access to the rear garden is via a side passage and a sturdy good conditioned wooden gate.

Agents Notes

Tenure - Freehold
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



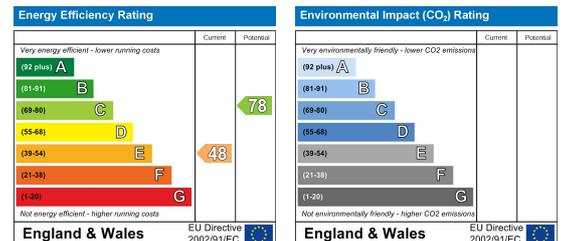
Floor Plan



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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