

# 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



## Hares Close

Kesgrave, Ipswich, IP5 2EZ

Offers in excess of £300,000



3



2



1



C



# Hares Close

Kesgrave, Ipswich, IP5 2EZ

Offers in excess of £300,000



## Front Garden

Artificial lawn area with purple slate chip, outside lighting, block paved pathway leading to the front door with exposed canopy porch and access to the two allocated parking spaces to the side.

## Entrance Hallway

Access via entrance door with stairs rising to the first floor, radiator, range of built-in storage cupboards, doors to kitchen, cloakroom and the lounge. There is also storage space under the stairs and smooth ceiling.

## Kitchen Breakfast Room

16'11" x 6'1" (5.16m x 1.85m)

UPVC double glazed window to front built-in oven, built-in hob with stainless steel splash-back and extractor hood over, red block tile splash-back, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a fridge freezer, 1 1/2 bowl stainless steel sink with a mixer tap inset into a rolled edge worktop with cupboards and drawers under and matching above. Tile effect vinyl flooring, smooth ceiling with inset spotlighting, radiator and cupboard housing Ideal wall mounted boiler fitted on 8/12/2011.

## Lounge

13'7" x 12'10" (4.14m x 3.91m)

UPVC double glazed double doors giving access to the rear garden with two UPVC double glazed windows to the side of the double doors, two radiators, smooth ceiling with feature lighting and carpeted flooring.

## Cloakroom W.C.

Low-level W.C., pedestal wash hand basin with tiled splash-backs, radiator, smooth ceiling with extractor fan and tile effect vinyl flooring.

## First Floor Landing

UPVC double glazed window to front, smooth ceiling,

carpeted flooring, radiator, UPVC double glazed window to side and doors giving access to bedrooms two and three and the family bathroom.

## Bedroom Two

12'9" x 12'5" (3.89m x 3.78m)

UPVC double glazed window to rear, radiator, smooth ceiling and carpeted flooring.

## Bedroom Three

11'0" x 6'3" (3.35m x 1.91m)

UPVC double glazed window to front, radiator, carpeted flooring and smooth ceiling.

## Bathroom

6'9" x 6'2" (2.06m x 1.88m)

Low-level W.C., pedestal wash hand basin with tiled splash-back, shaped panel bath with mixer tap and shower attachment, part tiled walls, tile effect vinyl flooring, radiator, smooth ceiling with extractor fan.

## Second Floor Landing

UPVC double glazed window to side, carpeted flooring, radiator, smooth ceiling and door giving access to bedroom one.

## Bedroom One

12'10" x 12'0" (3.91m x 3.66m)

Two key light double glazed skylight windows to rear, radiator, smooth ceiling, carpeted flooring and access to a dressing area.

## Dressing Area

Range of hanging units, smooth ceiling giving a loft access, storage cupboard, carpeted flooring and door giving access to the en-suite.

## En-Suite

9'3" x 6'11" (2.82m x 2.11m)

UPVC double glazed window to front, low-level W.C.,

pedestal wash hand basin with tiled splash-back, fully tiled double shower cubicle with independent shower over, tiled flooring , radiator and smooth ceiling.

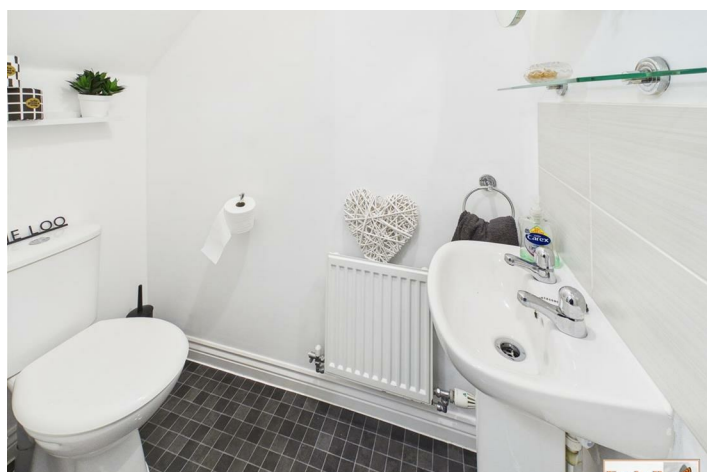
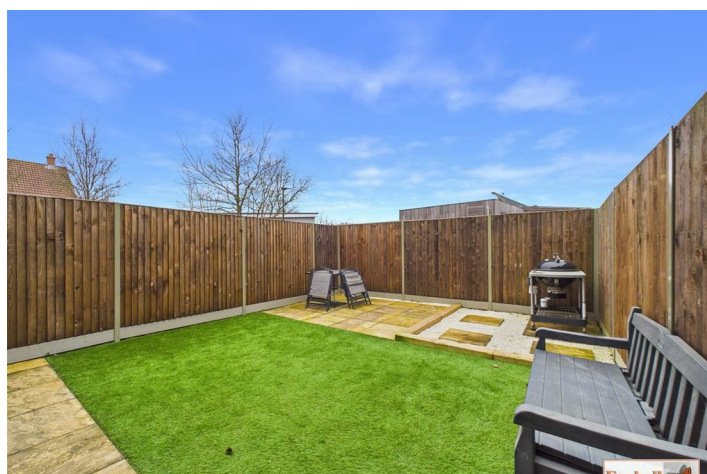
### Rear Garden

The garden commences with a paved patio area with the remainder laid to artificial lawn with a further patio area and a decorative patio area, Enclosed by panel fencing has outdoor lighting, outside tap and access to the off-road parking spaces.

### Agents Notes

Tenure - Freehold

Council Tax Band - C





## Road Map



## Hybrid Map



## Terrain Map



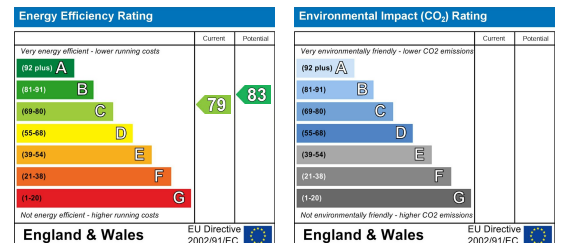
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.