

Foxhall



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Chilton Road

East Ipswich, IP3 8PE

Guide price £375,000



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Front Garden

Block paved front garden and driveway with a border with flowers in, small fence to the front, double gates to the side for vehicular access through to the garden and office/annexe and a step to the doorway.

Entrance Porch

UPVC double door into the porch, tiled walls and floor and a light.

Entrance Hallway

Front door coming in with the original stained glass window to outside and above, laminate flooring, stairs upwards, dado rails, bespoke cupboard under the stairs, door to the lounge, door to the dining room and door to the kitchen, phone point and a radiator.

Lounge

11'9" x 11'6" (3.58m x 3.51m)

Double glazed bay window to the front with fitted blinds, three radiators, woodburner on a slate hearth, laminate flooring, picture rail and an aerial point.

Dining Room

15'5" x 11'10" (4.70m x 3.61m)

Dado rails, picture rails, alcove where the fire was with tiled flooring, laminate flooring, two radiators, aerial point, bespoke cupboard for storage, double glazed pedestrian door out into the rear garden and a double glazed window to the rear with a church pew seat like a window seat by the window.

Kitchen / Breakfast Room

19'10" x 6'7" (6.05m x 2.01m)

Stainless steel sink and drainer unit with a mixer tap over, double glazed window with fitted roller blind to the rear, double glazed window with fitted roller blind to the side. Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over,

stainless steel four ring gas hob with stainless steel back plates and Zanussi extractor fan over, laminate flooring, inset Zanussi oven, plenty of cupboards and drawers aswell as herb cupboard etc. Space and plumbing for a washing machine, space for other appliances such as a dryer, space and plumbing for a dishwasher, further window to the side with fitted blinds, UPVC double glazed door out into the rear garden, door to the understairs cupboard which has a light and double glazed window potentially to make into a larder or downstairs W.C., raised splashbacks, coving and space for a full height fridge freezer. There is a breakfast bar that you could potentially put a couple of stools under there.

Landing

Double glazed window to the side, access to loft hatch, access to the fuse board, carpet flooring, doors to bedrooms one, two, three and the bathroom.

Bedroom One

14'1" x 9'9" (4.29m x 2.97m)

Double glazed bay window to front with fitted blinds, carpet flooring, picture rail, radiator, two fitted wardrobes and directional lights.

Bedroom Two

12'4" x 11'10" (3.76m x 3.61m)

Double glazed window to the rear with fitted blinds, radiator, laminate flooring

Bedroom Three

7'0" x 6'7" (2.13m x 2.01m)

Double glazed oriel window to the front, radiator, laminate flooring and a picture rail.

Bathroom

6'9" x 6'7" (2.06m x 2.01m)

Walk-in shower cubicle with hand-held shower and rainfall shower over, spotlights, vanity unit with both

wash basin and W.C., touchscreen mirror with added heat and lights, spotlights, mermaid board backing walls, tiled floor, double glazed obscure window to the rear and heated towel rail.

Rear Garden

65'7" x 18'0" (20 x 5.5)

Side entrance via double gates for a vehicle so you can have extra parking if required that area is block paved and leads to the converted garage which is now an office/annexe. The rest of the rear garden has a large patio area suitable for alfresco dining, mainly laid to lawn with sleeper retained borders packed with mature plants, shrubs, bulbs, bushes and trees, pathway to the office/annexe. Large secondary patio area to the rear of the garden suitable for putting a shed/greenhouse or a further eating area, currently there is a greenhouse but this will not be staying along with the raised metal vegetable containers but the large shed at the rear of the garden that will remain and at the rear of the property there is a pond with a fountain and an outside tap.

Office/Annexe

20'3" x 8'10" (6.17m x 2.69m)

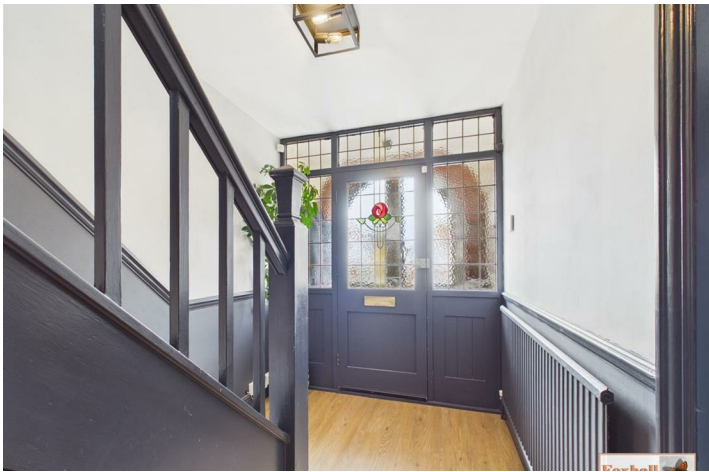
Double glazed window at the rear, double glazed UPVC door, double glazed window to the side, electric radiator, phone points, extractor fan, access to its own fuseboard, vinyl flooring and spotlights.

Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



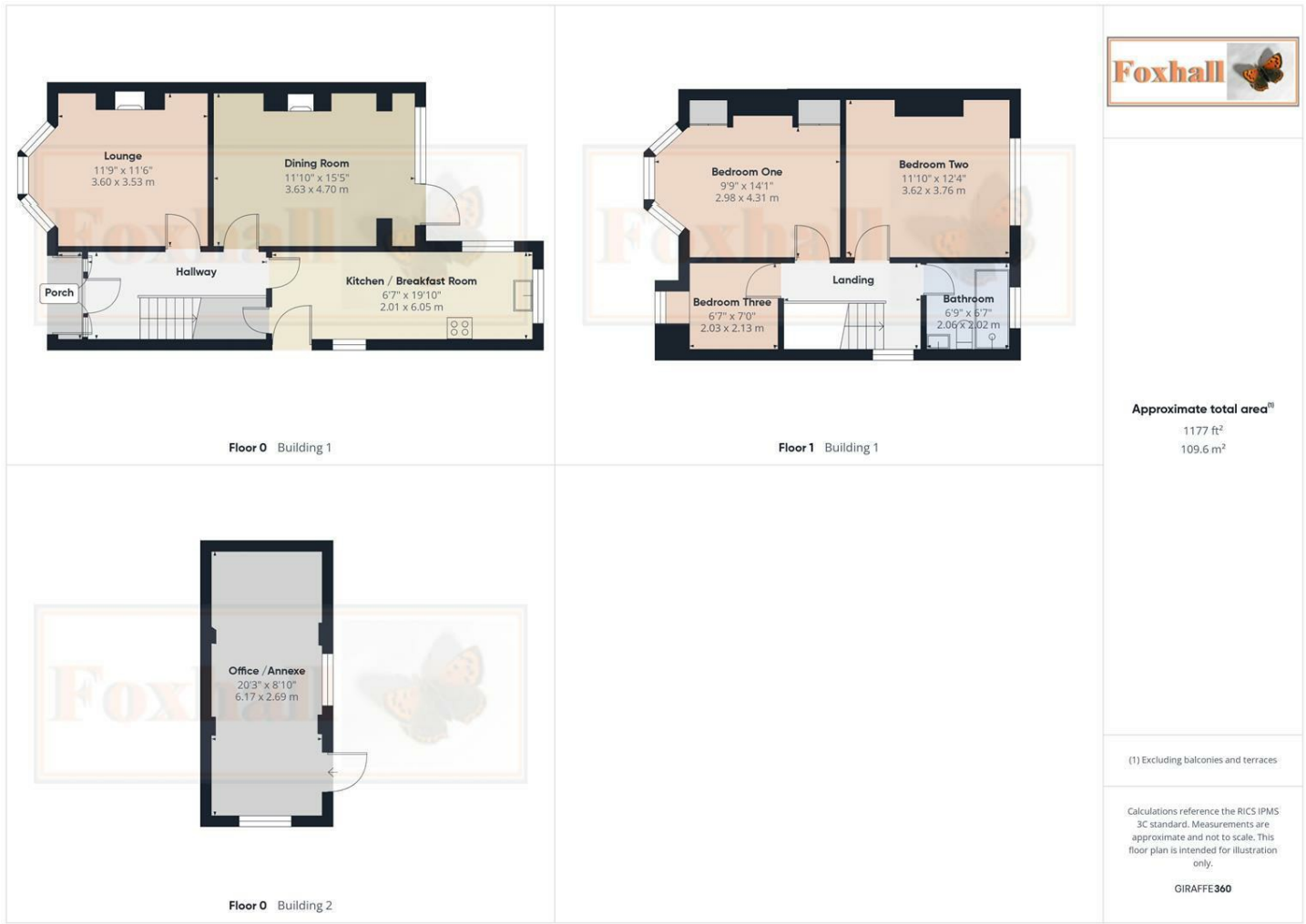
Hybrid Map



Terrain Map



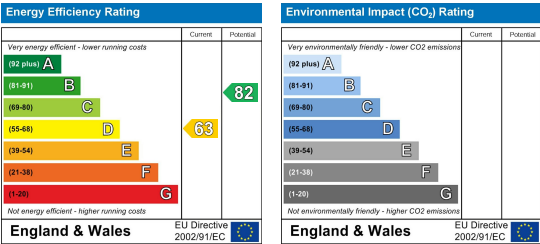
Floor Plan



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



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