

# Foxhall



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## Quebec Drive

Kesgrave, Ipswich, IP5 1HP

Offers in excess of £400,000



3



1



2



# Quebec Drive

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## Entrance Hallway

Access via double glazed entrance door, textured and coved ceiling, two wall light points, radiator, carpeted flooring and doors giving access to all rooms. There is also a loft hatch which is part boarded with power.

## Front Garden

There is a driveway providing off-road parking for several vehicles with the remainder laid to lawn and mature trees and shrubs. There's access to a garage The remainder of the front has outdoor courtesy lighting

## Lounge

17'10" x 11'11" (5.44m x 3.63m)

UPVC double glaze window side, UPVC double glaze double doors giving access to the rear garden. Marble fireplace with inset flame effect fire, coved ceiling, carpeted flooring and two wall light points.

## Kitchen

13'11" x 9'8" (4.24m x 2.95m)

UPVC double window to rear, UPVC double glazed door giving access to the rear garden, radiator, tiled floor, wall mounted Vaillant Combi boiler, built-in fridge, built-in freezer, built-in Bosch oven, built-in AEG hob with hidden extractor over, built-in Bosch dishwasher, Built-in AEG washing machine, space for a further fridge, 1 1/2 bowl sink with Victorian style chrome mixer tap inset in a roll-top worksurface with a range of cupboards and drawers under and matching above, smooth ceiling with inset spotlighting and an airing cupboard.

## Dining Room

13'10" x 12'3" (4.22m x 3.73m)

UPVC double glazed window to front, new UPVC double glaze window to the side, radiator, carpet flooring, textured coved ceiling and three wall light points.

## Bedroom One

11'9" x 9'11" (3.58m x 3.02m)

UPVC double glazed window to front, radiator, smooth coved ceiling, carpeted flooring and a range of fitted wardrobes with bed surround and wardrobes aside.

## Bedroom Two

11'8" x 9'4" (3.56m x 2.84m)

UPVC double glaze window to rear, radiator, carpeted flooring, fitted bed surround with wardrobe aside and built in chest of drawers an smooth cove ceiling.

## Bedroom Three

10'9" x 8'11" (3.28m x 2.72m)

UPVC double glazed windows to the side, carpeted flooring, built-in double wardrobe, built-in desk and chest of drawers and a radiator.

## Family Shower Room

6'5" x 5'4" (1.96m x 1.63m)

UPVC double glazed window to side, walk-in double shower cubicle with independent shower over and splashback boarding, chrome heated towel rail, enclosed W.C. and vanity wash hand basin with cascading mixer tap., smooth ceiling with inset spotlighting, extractor fan, tile flooring and a shaver point.

## Rear Garden

Commences with a pave patio area with a covered seating area and a shed to remain. The remainder is a mature garden laid to lawn with mature trees and shrubs, outdoor tap, outdoor lighting, greenhouse to remain and access into the garage.

## Garage

18'1" x 9'1" (5.51m x 2.77m)

Which has an automatic roller door, window to rear,

personal door giving access to the garden with power, lighting and workbench.

### Agents Notes

Tenure - Freehold

Council Tax Band - D

Subject to Probate - Grant has been applied for.







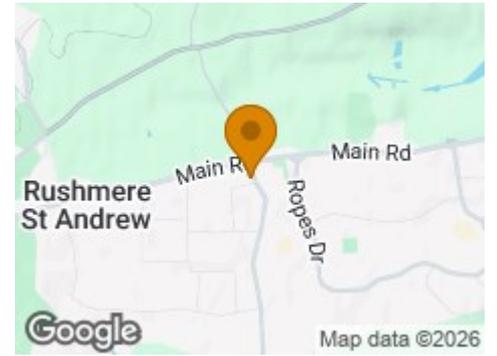
## Road Map



## Hybrid Map



## Terrain Map



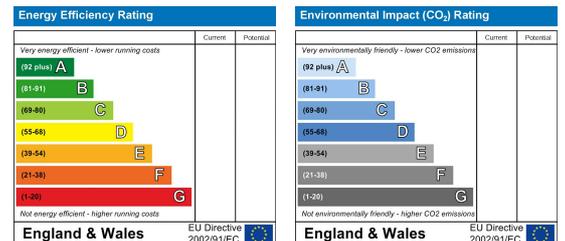
## Floor Plan



## 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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