

Foxhall



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Maryon Road

South East Ipswich, IP3 9NL

Offers in excess of £270,000



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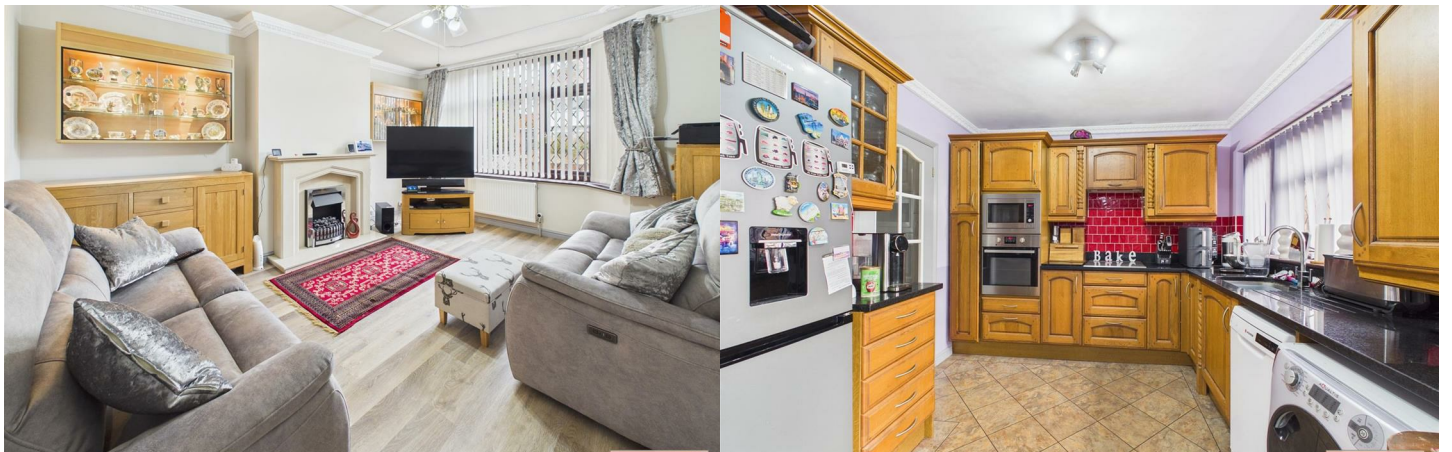
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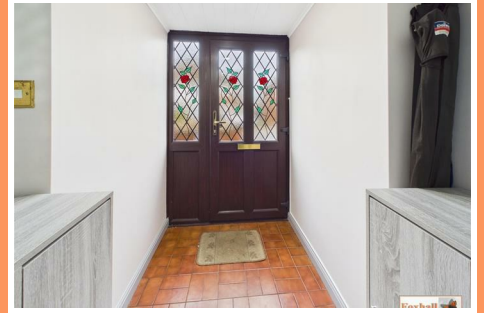
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Front Garden

Block paved driveway providing off-road parking leading to the garage, laid to purple slate and gives access to the entrance porch, mature shrubs and outside lighting.

Entrance Porch

Access via dark wood effect UPVC double glazed entrance door with stained glassing effect, tiled flooring, spotlighting and door giving access to entrance hall.

Entrance Hall

Stairs rising to the first floor with grey carpet and under stairs storage cupboard, Karndean wood effect flooring, radiator and doors giving access to the lounge and kitchen, smooth coved ceiling and wall light point.

Lounge

15'3" x 11'9" (4.65m x 3.58m)

UPVC double glazed wood effect leaded light bay window to front, Karndean wood effect flooring, marble feature fireplace with electric flame effect fire, smooth cornice ceiling with ceiling fan, radiator and USB points.

Dining Room

9'4" x 7'9" (2.84m x 2.36m)

UPVC double glazed wood effect patio door giving access to the rear garden, radiator, Karndean tile effect flooring and coved ceiling with ceiling fan.

Kitchen

9'5" x 9'4" (2.87m x 2.84m)

UPVC double glazed wood effect leaded light window to rear, built-in oven, built-in microwave, built-in hob 1 1/2 bowl sink with mixer tap over inset into a granite worksurface with cupboards and drawers under and matching above, space for a slimline dishwasher, space and plumbing for washing machine, space for a fridge freezer, an arch giving access to the dining room, tiled

splash-back, smooth ceiling, spotlighting and Karndean tile effect flooring. Wall mounted Worcester boiler installed in 2012 last serviced in November 2025.

Landing

UPVC double glazed wood effect leaded light window to side, smooth ceiling, soft grey carpeted flooring and doors giving access to all three bedrooms and the bathroom.

Bedroom One

12'11" x 9'11" (3.94m x 3.02m)

UPVC double glazed wood effect leaded light bay window to front, radiator, coved ceiling with ceiling fan, auto lighting, range of fitted wardrobes, USB points and soft grey carpeted flooring.

Bedroom Two

12'1" x 9'11" (3.68m x 3.02m)

UPVC double glazed wood effect leaded light window to rear, radiator, range of fitted wardrobes, smooth coved ceiling with feature lighting, double airing cupboard with lighting, USB points and carpeted flooring.

Bedroom Three

7'9" x 7'7" (2.36m x 2.31m)

UPVC double glazed wood effect leaded light window to front, radiator, coved ceiling and carpeted flooring.

Bathroom

8'11" x 6'3" (2.72m x 1.91m)

Four piece bathroom suite, UPVC double glazed wood effect leaded light window to rear, shower cubicle with rainfall showerhead, low-level W.C., chrome heated towel rail, vanity wash hand basin with cascading tap with vanity mirror over, shaped and panel bath with cascading mixer tap, tiled floors, tiled walls, extractor

fan, spotlighting and access to the loft with retractable ladder, insulation and holds the workings for the solar panels.

Rear Garden

Commences with a paved patio area, outside tap, mainly laid to lawn with covered pergola area, shed with power and access to the garage and side access to the front garden.

Garage

18'1" x 8'4" (5.51m x 2.54m)

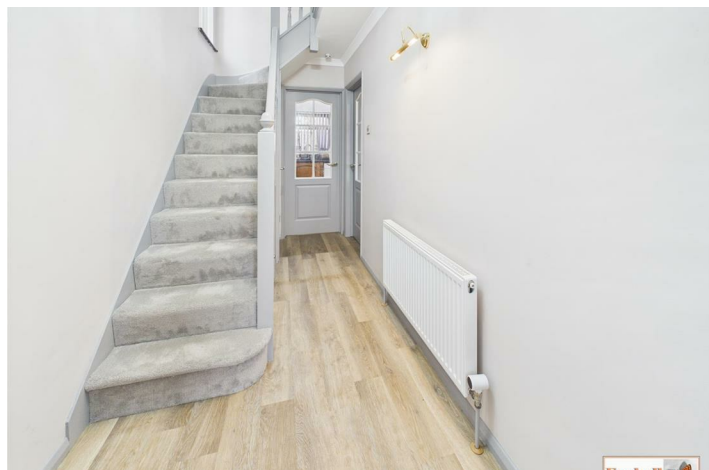
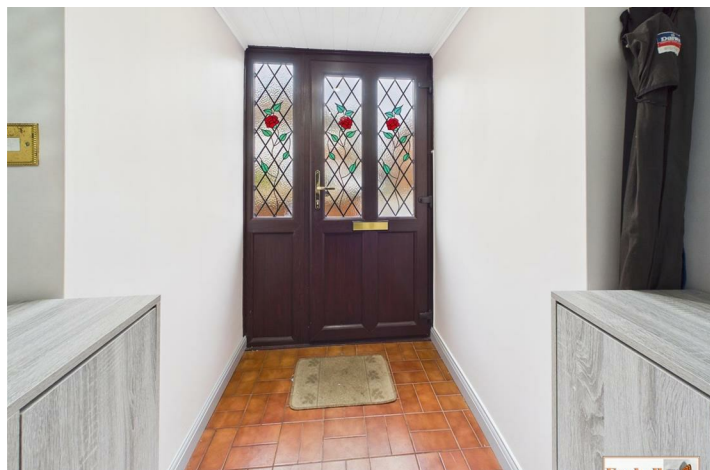
Accessed by double doors with power and lighting, workbench to the rear, UPVC double glazed wood effect window to side and UPVC double glazed leaded light door giving access to the rear garden.

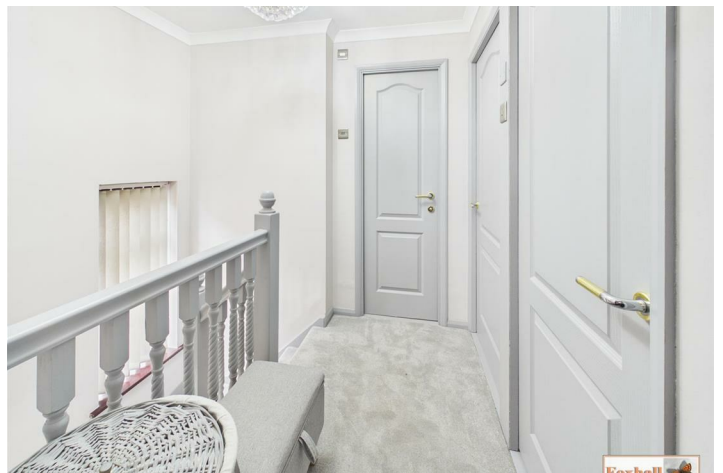
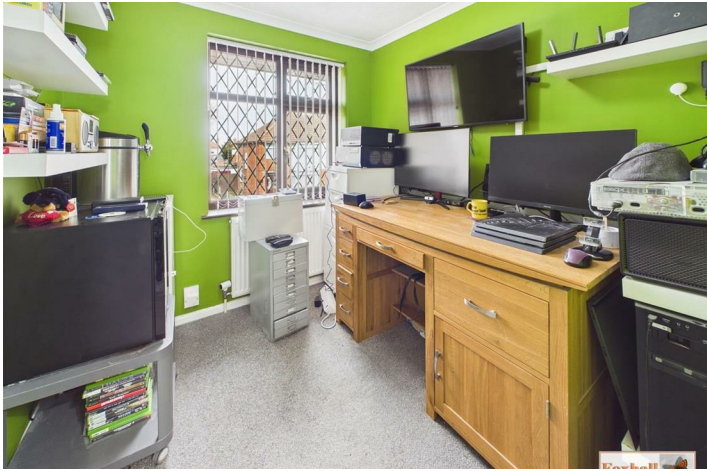
Agents Notes

Tenure - Freehold

Council Tax Band - B

The property benefits from 12 solar panels.







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Road Map



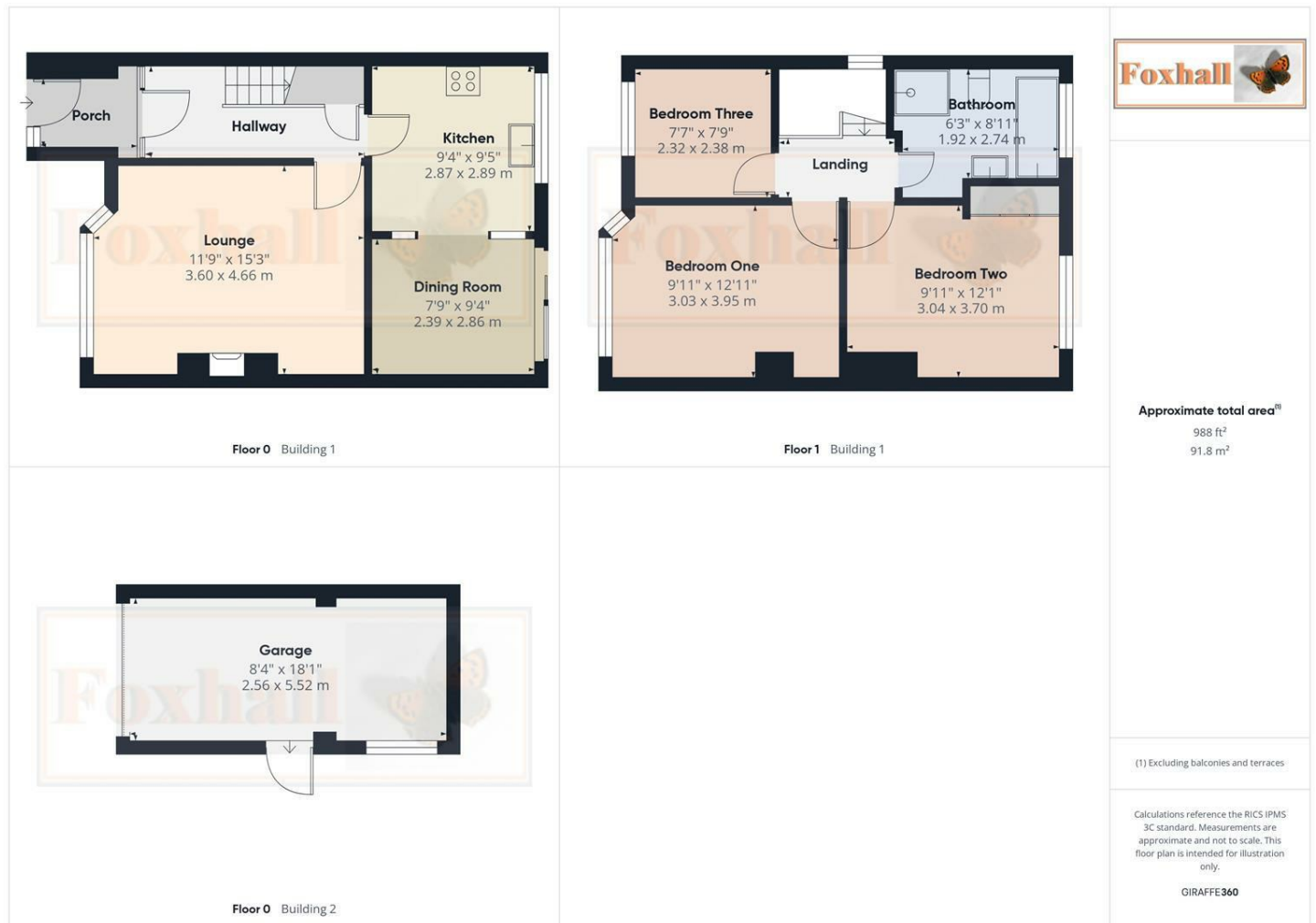
Hybrid Map



Terrain Map



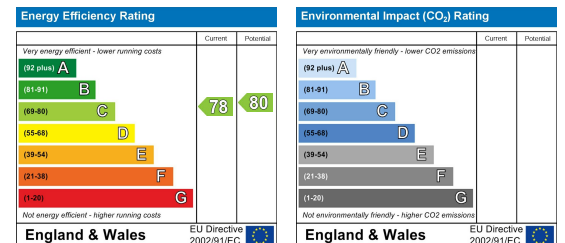
Floor Plan



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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