

# Foxhall



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## Shelbourne Close

Kesgrave, Ipswich, IP5 2FP

Offers in excess of £400,000



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## Front Garden

There is a drive providing off-road parking leading to the double garage. The remainder of the front is laid to decorative stone and mature shrubs with an exposed porch and pathway leading to the entrance and gated side access to the rear garden.

## Entrance Hallway

Access via UPVC double glazed entrance door, wood effect flooring, radiator, stairs rising to the first floor, smooth coved ceiling with feature spotlighting and door giving access to the lounge.

## Lounge

16'4" x 10'4" (4.98m x 3.15m)

UPVC double glazed window to front, radiator, wood effect flooring, smooth coved ceiling with feature lighting, television point and access through to the dining room.

## Dining Room

10'6" x 8'8" (3.20m x 2.64m)

UPVC double glazed patio doors giving access to the conservatory, radiator, wood effect flooring, telephone point, smooth coved ceiling with feature spotlighting and door giving access to the kitchen.

## Kitchen

10'10" x 8'8" (3.30m x 2.64m)

UPVC double glazed window to rear overlooking the garden, built-in Bosch oven, built-in Hotpoint hob with filter hood over, single drainer sink with Victorian style mixer tap inset into a quartz style worksurface with a range of cupboards and drawers under and above, radiator, vinyl effect flooring, tiled splash-backs, space and plumbing for a dishwasher, space for fridge, walk-in storage cupboard, tiled splash-backs and door giving access to the utility room.

## Utility Room

7'4" x 5'10" (2.24m x 1.78m)

UPVC double glazed windows to rear overlooking the garden, door giving access to the rear garden, radiator, space and plumbing for a washing machine, single drainer sink with Victorian style mixer tap inset in a quartz style worksurface with cupboards under and above, textured ceiling giving access to a loft access and spotlighting, wall mounted Worcester boiler, tiled splash-backs, radiator, vinyl effect flooring and door giving access to the W.C.

## Downstairs W.C.

7'0" x 2'8" (2.13m x 0.81m)

UPVC double glazed window to side, enclosed W.C., vanity wash hand basin with cascading mixer tap, wood effect vinyl flooring, chrome heated towel rail, marble effect tiled walls and smooth ceiling with inset spotlighting.

## Conservatory

12'1" x 11'2" (3.68m x 3.40m)

Victorian style conservatory of brick and UPVC double glazed construction, carpeted flooring, two wall light points, UPVC double glazed double doors giving access to the rear garden.

## Landing

Carpeted flooring, smooth ceiling giving loft access, airing cupboard and entrance to all bedrooms and the bathroom.

## Bedroom One

13'10" x 8'9" (4.22m x 2.67m)

UPVC double glazed window to front, range of fitted slide wardrobes, smooth ceiling with feature lighting, carpeted flooring, radiator and door giving access to the en-suite.

### En-Suite Shower Room

5'7" x 5'2" (1.70m x 1.57m)

UPVC double glazed window to front, pedestal wash hand basin with a mixer tap, low-level W.C., fully tiled shower cubicle with independent shower over, chrome heated towel rail, tiled flooring, smooth ceiling with inset spotlighting and an extractor fan.

### Bedroom Two

11'0" x 8'9" (3.35m x 2.67m)

UPVC double glazed window to rear, radiator, carpeted flooring, smooth ceiling and built-in wardrobe.

### Bedroom Three

8'5" x 8'0" (2.57m x 2.44m)

UPVC double glazed window to rear, radiator, carpeted flooring, smooth ceiling and a built-in double wardrobe.

### Bedroom Four

8'7" x 7'0" (2.62m x 2.13m)

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

### Shower Room

8'4" x 5'1" (2.54m x 1.55m)

UPVC double glazed window to side, enclosed W.C., vanity wash hand basin with a Victorian style mixer tap, walk-in double shower cubicle with independent shower over, smooth ceiling with inset spotlighting and extractor fan, heated towel rail, tile effect vinyl flooring, vanity storage cupboards, shaver point and tiled walls.

### Rear Garden

Commences with a paved patio area with the remainder being laid to lawn with outside lighting, outside tap, outside power points and gated access to the front garden.

### Garage 1

15'10" x 7'5" (4.83m x 2.26m)

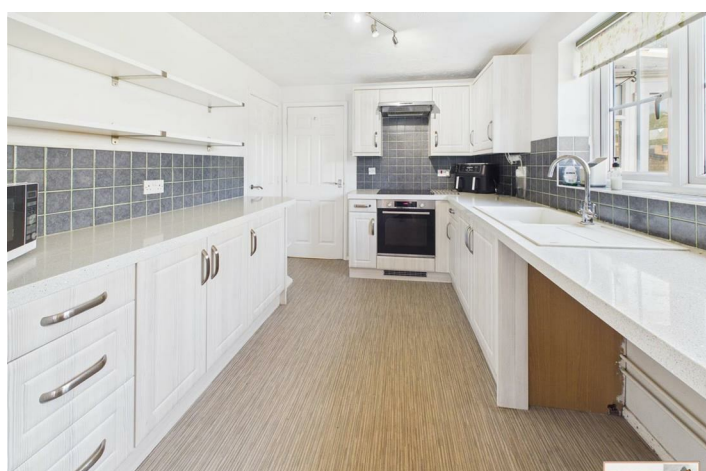
Up and over door with power and lighting.

### Garage 2

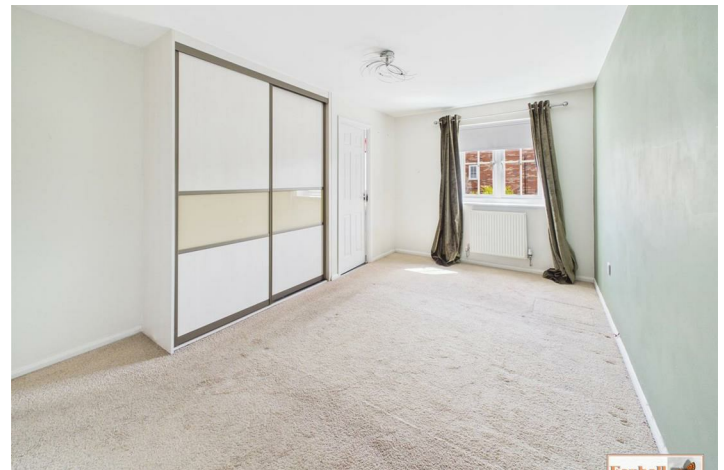
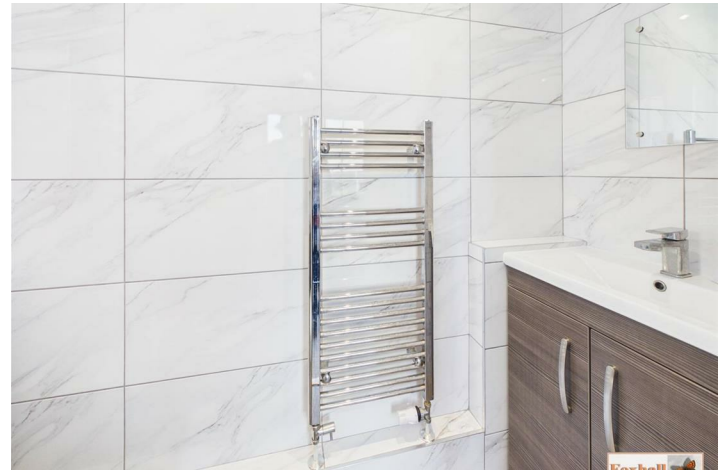
16'1" x 8'2" (4.90m x 2.49m)

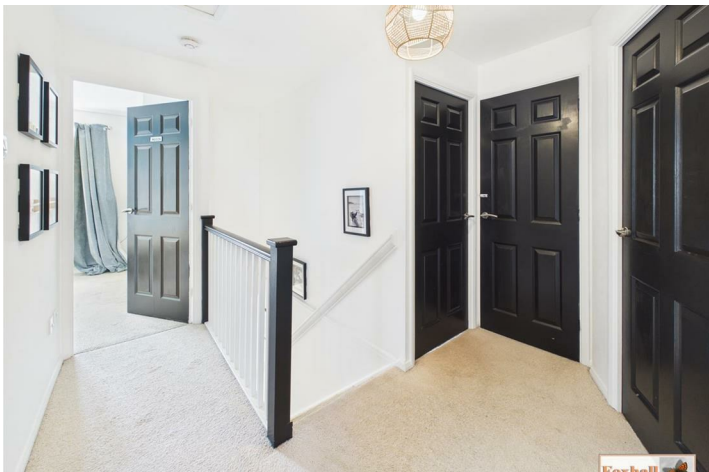
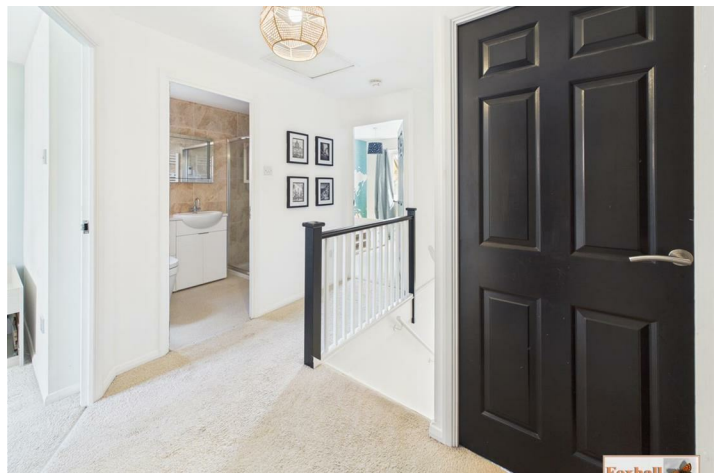
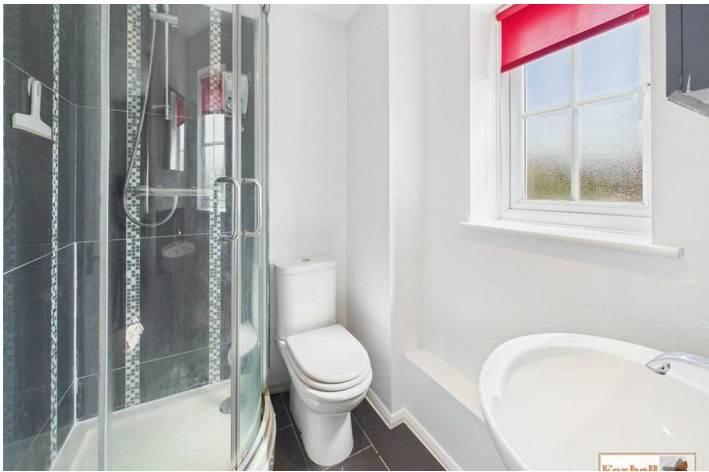
Up and over door with power and lighting.

### Agents Notes



Tenure - Freehold  
Council Tax Band - E







Road Map



Hybrid Map



Terrain Map



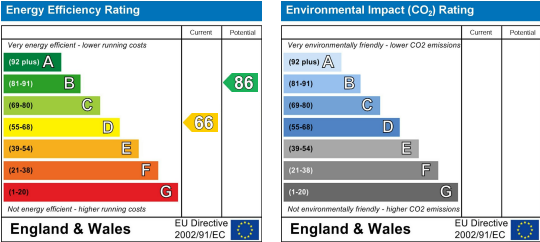
Floor Plan



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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