Foxhall

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Penzance Road

Kesgrave, Ipswich, IP5 1LU

Offers in excess of £325,000

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Front Garden
There is a drive providing off-road parking with the remainder being laid to lawn and mature shrubs, pathway to the entrance door and further off-road parking to the side of the property leading to the garage with outside lighting and gated side access to the rear garden.

Entrance Hallway
Accessed via entrance door, smooth coved ceiling giving access to the loft via a telescopic loft ladder to a 3/4 boarded loft, radiator, carpeted flooring, two wall light points and doors giving access to all rooms.

Lounge
15'9" x 11'9" (4.82 x 3.60)
UPVC double glazed window to front and side, radiator, smooth coved ceiling, marble hearth with decorative fire and two wall light points.

Kitchen / Breakfast Room
11'9" x 9'9" (3.60 x 2.99)
UPVC double glazed window to rear and side, built-in Bosch double oven, space for fridge freezer, built-in hob with extractor hood over, built-in Zanussi dishwasher, washing machine to remain, single drainer sink with mixer tap inset in a solid wood work surface with cupboards and drawers under and matching above, breakfast bar, cupboard housing wall mounted boiler, grey vinyl flooring, UPVC double glazed door giving access to the rear garden, USB points and a radiator.

Bedroom One
14'0" x 12'2" (4.27 x 3.71)
UPVC double glazed window to the front, radiator, carpeted flooring, double wardrobe with sliding doors to remain, telephone point, smooth coved ceiling and a wall light.

Bedroom Two
10'0" x 9'8" (3.06 x 2.96)
UPVC double glazed patio door giving access to the rear garden, radiator, smooth coved ceiling and carpeted flooring.

Bedroom Three
10'0" x 6'10" (3.06 x 2.09)
UPVC double glazed window to side, radiator, wood effect flooring, smooth coved ceiling with inset spotlighting and a storage cupboard.

Bathroom
7'9" x 5'9" (2.37 x 1.77)
Two UPVC double glazed windows to the rear, shaped and panelled bath with a mixer tap with independent shower over and shower screen, pedestal wash hand basin with mixer tap, low-level W.C., tiled flooring, part tiled walls, smooth ceiling with inset spotlighting and extractor fan, chrome heated towel rail and vanity wall mirror.

Rear Garden
The south facing rear garden commences with a covered paved patio area with the remainder being laid to lawn with mature trees and shrubs, gated access to the driveway, outside tap, outside power point and a personal door into the garage.

Garage
17'10" x 8'4" (5.44 x 2.56)
Accessed via a up and over door, window to the side and rear, personal door giving access to the rear garden with power and lighting.

Agents Notes
Tenure - Freehold
Council Tax Band - C





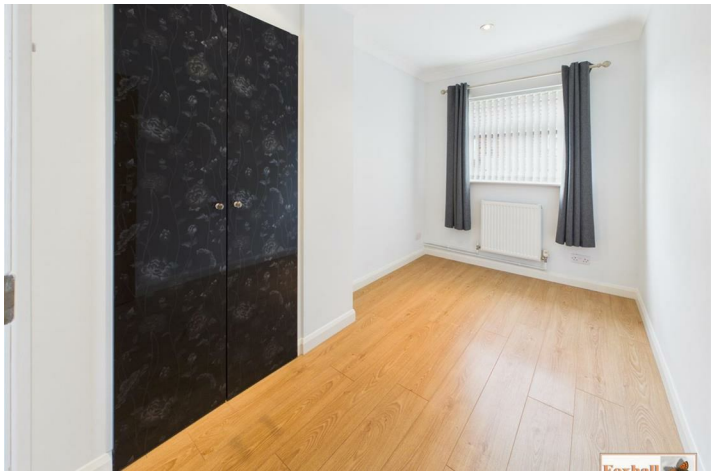
























Road Map



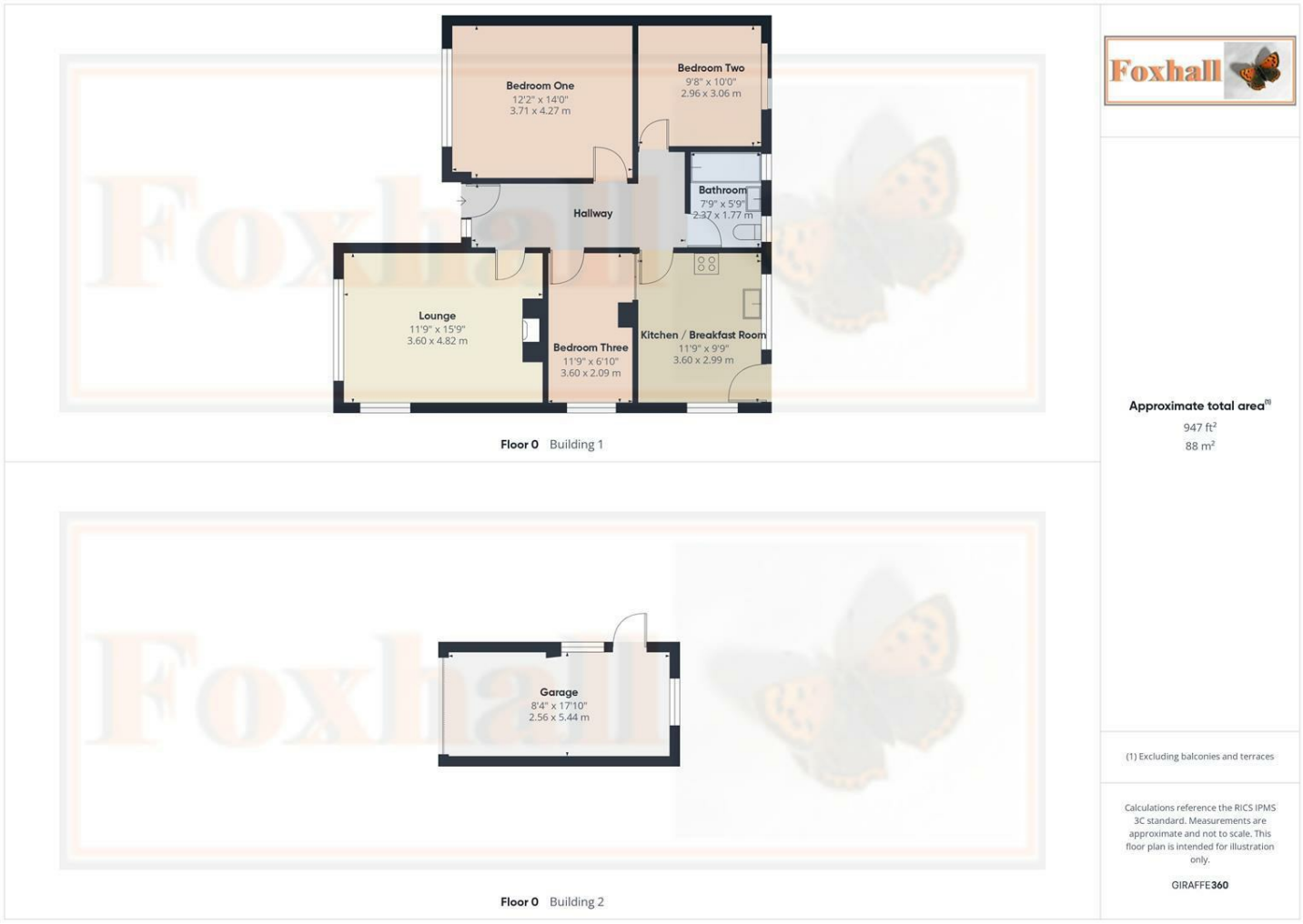
Hybrid Map



Terrain Map



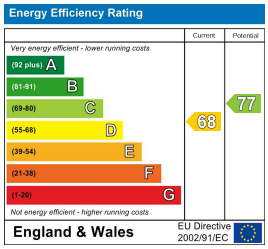
Floor Plan

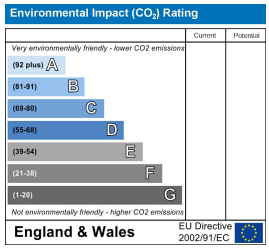


Viewing

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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