

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 613296

[www.foxhallestateagents.co.uk](http://www.foxhallestateagents.co.uk)



## Trinity Close

Kesgrave, Ipswich, IP5 1JB

Price £260,000



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### Front Garden

To the front of the property there is a pathway giving you access to the front door with the remainder laid to lawn and shared side access to the rear garden.

### Entrance Hallway

Access via a UPVC double glazed entrance door, wood effect flooring, stairs rising to the first floor with storage space under, storage cupboard, radiator and doors giving access to:-.

### Lounge/Diner

15'9" x 13'10" (4.80m x 4.22m)

UPVC double glazed patio door giving access to the rear garden, UPVC double glazed window to the rear, two radiators, storage cupboard and coved and textured ceiling.

### Kitchen

9'9" x 7'9" (2.97m x 2.36m)

UPVC double glazed window to front, wall mounted Vaillant boiler, space and plumbing for a washing machine, space for slimline dishwasher, space for a cooker with filter hood over, space for a fridge freezer, wood effect vinyl flooring, tiled splash-backs, 1 1/2 s bowl sink inset with a mixer tap inset into a rolled edge worktop with cupboards and drawers under and matching above and smooth ceiling with spotlighting.

### Landing

Textured ceiling giving loft access via retractable ladder and further doors giving access to bedrooms one, two and three and the bathroom.

### Bedroom One

13'10" x 9'1" (4.22m x 2.77m)

Two UPVC double glazed windows to the front, storage cupboard, range of fitted wardrobes and chest of drawers, radiator and textured ceiling.

### Bedroom Two

10'8" x 7'9" (3.25m x 2.36m)

UPVC double glazed window to rear, radiator and textured ceiling.

### Bedroom Three

7'11" x 5'9" (2.41m x 1.75m)

UPVC double glazed window to rear, radiator and textured ceiling.

### Family Bathroom

7'9" x 5'7" (2.36m x 1.70m)

UPVC double glazed window to front, low-level W.C., shaped and panel bath with mixer tap and independent shower over, vanity wash hand basin with a mixer tap, tile effect flooring, chrome heating towel rail and part tiled walls.

### Rear Garden

Majority laid to lawn, gated side access and enclosed by panel fencing.

### Garage & Parking

Garage on block and a further allocated parking space.

### Agents Notes

Tenure - Freehold

Council Tax Band - B





## Road Map



## Hybrid Map



## Terrain Map



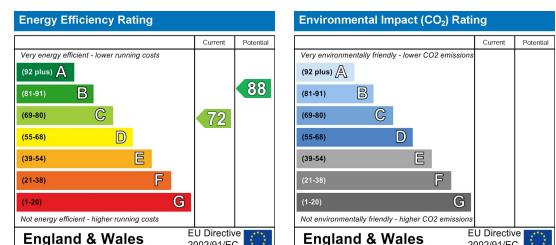
## Floor Plan



## 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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