

Foxhall



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Dales Road

Dales Area, Ipswich, IP1 4JY

Asking price £270,000



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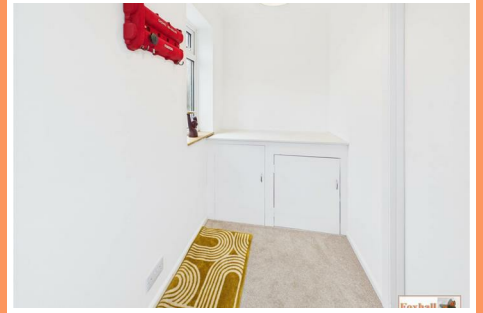
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Front Garden

Concrete imprinted driveway with parking for two cars with gates leading to the side and further parking area leading onto the brick built garage.

Entrance Hallway

Double glazed entrance door to entrance hallway, fitted cupboards, obscure double glazed window to side and door to the lounge

Lounge / Diner

17'6" x 11'3" (5.33m x 3.43m)

Large double glazed window to front which makes this a particularly light room, radiator, door to kitchen and door to the inner hallway.

Inner Hallway

Access to loft and doors to:

Bedroom One

11'4" x 10'8" (3.47 x 3.27)

Double glazed window to front, built in wardrobe, further built in cupboard housing Vaillant Boiler and radiator.

Bedroom Two

9'6" x 8'9" (2.92 x 2.69)

Double glazed window to rear and radiator.

Bedroom Three

8'10" x 7'10" (2.70 x 2.39)

Double glazed window to rear, downlighters and a radiator. Well suited for a home office.

Bathroom

6'10" x 5'5" (2.09m x 1.67m)

Panel bath with shower over, low level W.C., pedestal wash hand basin, radiator, extractor fan and obscure double glazed window to rear.

Kitchen

9'10" x 8'9" (3.01m x 2.69m)

Comprising double drainer stainless steel sink unit with drawers and cupboards under, roll top work-surfaces with drawers and cupboards under, wall mounted cupboards over, upright cupboard, access to loft via a ladder, radiator, built in shelved pantry cupboard, downlighters, worksurface with plumbing for a washing machine under and obscure double glazed door to the sunroom.

Sunroom

10'9" x 5'2" (3.28m x 1.57m)

Double glazed windows and double glazed door to the conservatory.

Conservatory

8'4" x 8'0" (2.54m x 2.44m)

Double glazed windows and double glazed French doors to outside.

Rear Garden

57' x 46' (17.37m x 14.02m)

Enclosed by timber fencing with patio, mainly laid to lawn with some established bushes and shrubs. We understand from the vendor the shed is to remain and there is an outside power point.

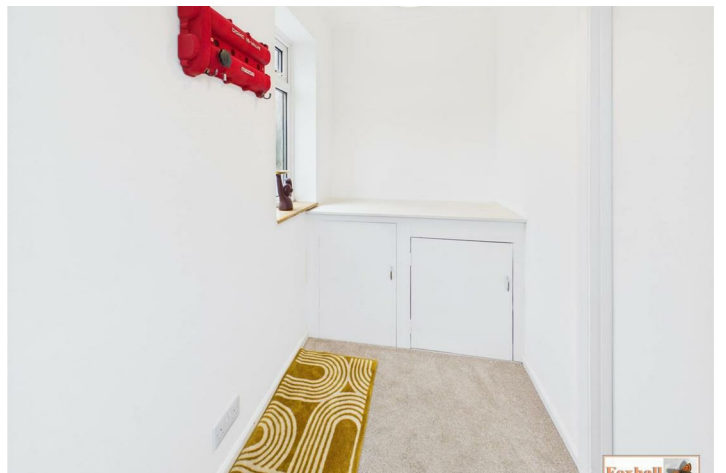
Garage

With manual and remote operated up and over door, power and light and a gate to the side at the front of the garage leading into the rear garden.

Agents Notes

Tenure - Freehold

Council Tax Band - C





Road Map



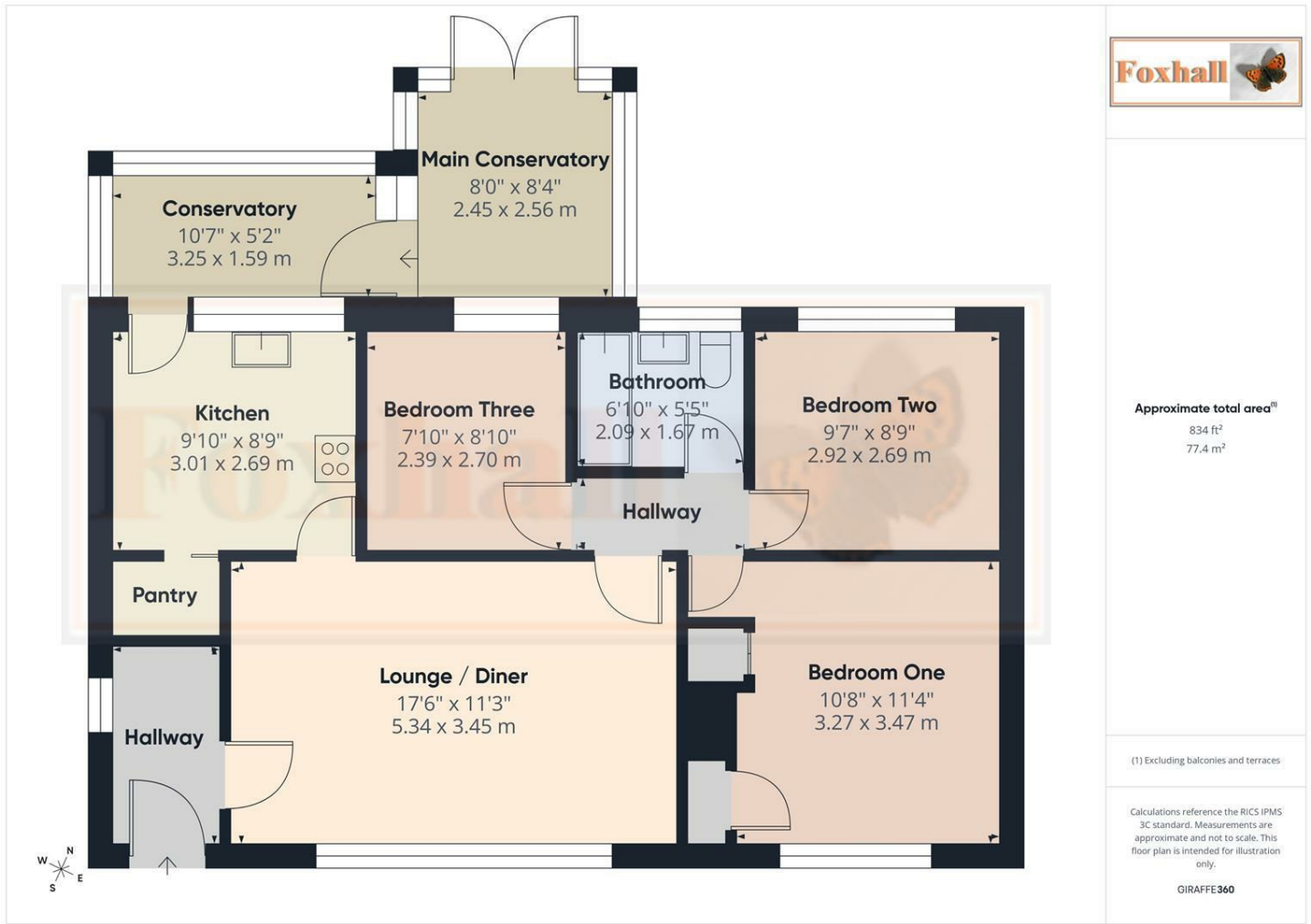
Hybrid Map



Terrain Map



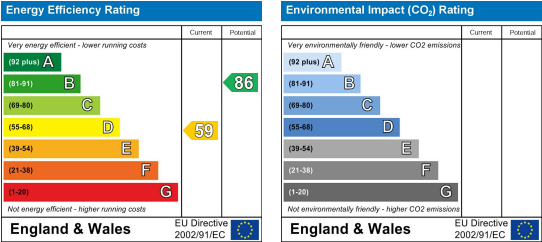
Floor Plan



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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