

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Highfields

Bentley, Ipswich, IP9 2BP

Asking price £325,000



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To the ground floor 13'4" x 12'0" lounge with stove and a superb 16'6" x 13'11" light and airy well fitted kitchen/diner/family room with a separate utility area formerly the bathroom off the kitchen dining family area.

## Front Garden

The property benefits from a large block paved driveway providing off-road parking for several cars with a neat lawn area to the side and gated side access leading around to the rear garden.

## Entrance Porch

Door to entrance porch, double glazed windows either side and a double glazed door to the entrance hallway.

## Entrance Hallway

Stairs of the first floor, upright radiator and doors to

## Lounge

13'4" x 12'0" (4.06m x 3.66m)

Double glazed bay window to front, stripped floorboards, multi-fuel stove, upright radiator and door to.

## Kitchen/Dining/Family Room

16'6" x 13'11" (5.03m x 4.24m)

Comprises a single bowl sink with a mixer tap with cupboard and drawers under, good range of roll-top worksurfaces with cupboards, pan drawers under and wall mounted cupboards over, upright housing NEFF double oven, induction hob with extractor over, upright radiator, downlighters and through to the dining/family area. Which forms part of the extension with skylight, downlighters, double glazed windows to rear and side, double glazed French doors to the outside and door to the utility room.

## Utility Room

7'1" x 6'3" (2.16m x 1.91m)

(Former bathroom), obscure double glazed window to rear, excellent area of appliance space.

## Landing

Radiator, double glazed window to the side, access to the loft and doors to both bedrooms and the bathroom.

## Bedroom One

15'4" x 8'11" (4.67m x 2.72m)

Double glazed window to front with views over fields, stripped floorboards, cupboard over stairs with hanging rail into the recess to the side and a fireplace.

## Bedroom Two

10'1" x 7'4" (3.07m x 2.24m)

Double glazed window to the rear, stripped floorboards, picture rails and built-in wardrobe/cupboard.

## Bathroom

8'9" x 7'2" (2.67m x 2.18m)

Panel bath with a mixer tap, screen, overhead and handheld showers low-level W.C., wash hand basin with cupboards under, upright radiator, downlighters and obscured double glazed window to rear.

## Rear Garden

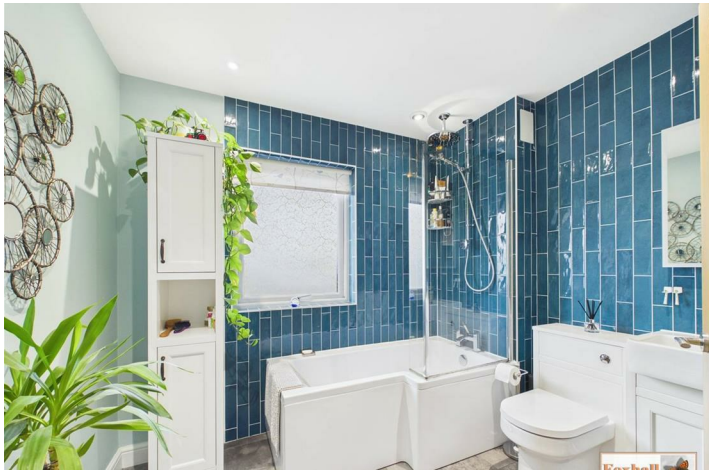
Which as previously mentioned is easterly facing and a good size, mainly laid to lawn with a patio and flowerbed and shrub borders.

## Agents Notes

We would like to make all viewers aware that the current Vendors have recently completed renovations throughout the property but due to changes of circumstances, aren't able to complete the remaining works needed to finish the landing and bedrooms. Please do take this into consideration when viewing and arranging visits.

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



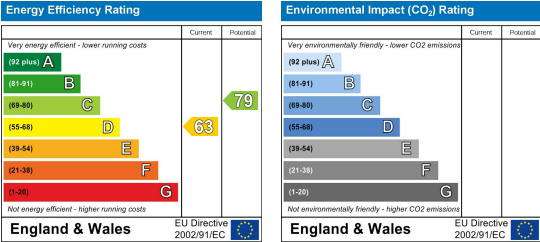
Floor Plan



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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