

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



Clapgate Lane

South East, Ipswich, IP3 0RD

Guide price £335,000



Clapgate Lane

South East, Ipswich, IP3 0RD

Guide price £335,000



Front Garden

Partially enclosed by brick wall with a block paved driveway with mature hedging, planting etc, a pathway to the front door and double vehicular gates to the rear.

Entrance Hallway

UPVC and double glazed door into the entrance hallway with double glazed windows either side and above, carpet flooring, stairs proceeding upwards with a cupboard under the stairs for storage and access to the gas meter, radiator, door to the lounge / dining room and a door to the lobby with spotlights, phone point and coving.

Lounge / Dining Room

24'10" x 11'0" (7.57m x 3.35m)

Carpet flooring, double glazed bay window to the front, radiator feature gas fireplace, aerial point, wall lights, coving, archway through to the dining area. The dining area has a radiator, carpet flooring, coving, wall lights and double doors through to the kitchen area.

Mid Lobby

Spotlights, coving, vinyl tiles, radiator, sliding door into the shower / utility room and extends through to the kitchen / breakfast room.

Kitchen / Breakfast Room

18'9" x 10'9" (5.72m x 3.28m)

Large kitchen / breakfast room with a multitude of wall mounted cupboards and base cupboards and drawers under, worksurfaces over, glass display cabinets with internal lights, coving, spotlights, four Velux windows, space and plumbing for a dishwasher, integrated electric oven, blue Belling four ring hob over the counter with an extractor hood over, splash-back tiling, double glazed window to the rear with vertical blinds, under counter lights, under counter plinth heater, space for a fridge freezer, larger cupboards, double glazed French doors

opening out onto the conservatory and glazed wooden double doors going into the lounge / dining room.

Shower / Utility Room

6'6" x 5'2" (1.98m x 1.57m)

Sliding door into the room with large walk-in shower cubicle, jacuzzi style shower handheld and overhead, wall mounted Ideal logic boiler installed in 2013, double glazed obscure window to the side with vertical blinds, fuse board, wall mounted heater (not tested), space and plumbing for a washing machine, plenty of cupboards with storage and the hot water tank, large vanity unit with a low-flush W.C. and wash basin, fully tiled walls and spotlights.

Conservatory

12'4" x 12'1" (3.76m x 3.68m)

Warm solid roof with spotlights, double glazed windows and doors, wooden flooring, radiator and an air conditioning unit.

Landing

Lovely stained glass window to the side, doors to bedrooms one, two and three and the bathroom and stairs up to the office room.

Bedroom One

12'6" x 11'8" (3.81m x 3.56m)

Double glazed bay window to the front with fitted blinds, radiator and carpet flooring.

Bedroom Two

Double glazed window to the rear with fitted blinds, coving, carpet flooring, radiator and a multitude of fitted cupboards, wardrobes, drawers and desk area to stay.

Bedroom Three

9'0" x 7'9" (2.74m x 2.36m)

Carpet flooring, coving, multitude of fitted cupboards and drawers and desk etc, double glazed window to the front with a fitted vertical blind.

Shower Room

7'6" x 6'6" (2.29m x 1.98m)

Walk-in shower cubicle with a Jacuzzi style shower with handheld shower and shower above, extractor fan, spotlights, fully tiled walls and flooring, coving, vanity unit with a wash basin with built in unit with mirror and spotlights over, heated towel rail, vanity unit with a low-flush W.C. and an obscure double glazed window to the side with fitted vertical blinds.

Office Room

11'8" x 11'5" (3.56m x 3.48m)

Velux window with internal blind, spotlights, carpet flooring and eaves storage.

Rear Garden

Large patio area coming out for alfresco dining, beautifully landscaped garden with mature plants, shrubs, bulbs and trees to stay, borders throughout, shed at the rear, mainly laid to lawn, fully enclosed so it's nice and private, outside tap and access via a pedestrian door into the garage. There are two swift boxes to stay as these are regularly visited.

Side Garden / Driveway

Two gates through to the side garden, block paved driveway providing parking for a further two to three vehicles comfortably leading right up to the garage and a metal gate through to the rear garden.

Garage

18'9" x 9'2" (5.72m x 2.79m)

Electric up and over door, window to the rear and a pedestrian door into the rear garden, plenty of power points and light and electric.

Agents Notes

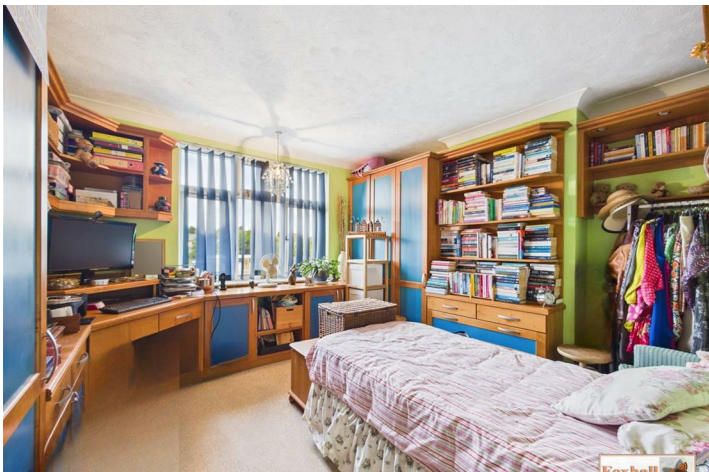
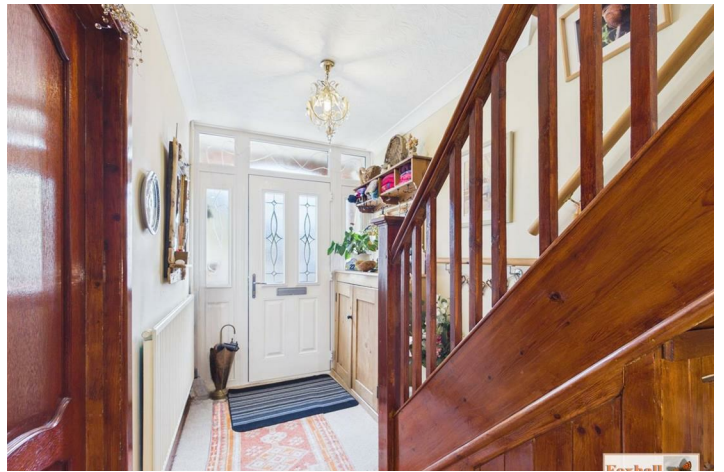
Tenure - Freehold

Council Tax Band - C

There are two Swift boxes to remain at the property these are protected birds and the birds return annually to breed.











Road Map



Hybrid Map



Terrain Map



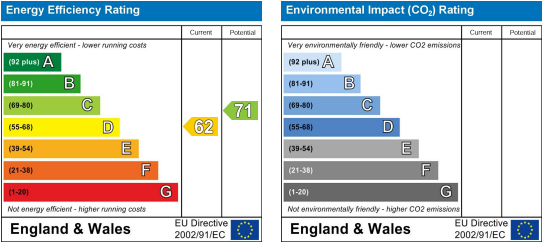
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.