

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



Deben Avenue

Martlesham Heath, Ipswich, IP5 3QP

Price £365,000



3



1



2



Deben Avenue

Martlesham Heath, Ipswich, IP5 3QP

Price £365,000



Front Garden

To the front of the property there is a block paved driveway offering off-road parking for several vehicles leading to a carport and then double gates with a further block paved drive leading to the garage. There is also a EV charging point and outside lighting.

Entrance Porch

Accessed via UPVC double glazed double doors with door giving access to the entrance hall.

Entrance Hallway

Stairs rising to the first floor with cupboards under, space and plumbing for a washing machine, radiator, carpeted flooring, picture rail, textured and coved ceiling and doors giving access to.

Lounge

13'1" x 12'9" (3.99m x 3.89m)

UPVC double glazed bay window to front, radiator, exposed and varnished floorboards, picture rail, textured and coved ceiling, brick feature fireplace with log burner inset and tiled hearth.

Kitchen/Breakfast Room

15'2" x 8'2" (4.62m x 2.49m)

UPVC double glazed window to rear, UPVC double glazed window to side, UPVC double glazed door giving access to the garden, radiator, space for a cooker with an extractor hood over 1 1/2 bowl sink with Victorian style mixer tap inset into a solid wood worktop with cream gloss cupboards and drawers under and matching above, tiled splash-backs, space for a fridge-freezer, tiled flooring, textured and coved ceiling with spotlighting.

Dining Room

11'8" x 10'6" (3.56m x 3.20m)

UPVC double glazed double doors giving access to the extensive rear garden, two UPVC double glazed

windows to rear, radiator, exposed and varnished floorboards, textured and coved ceiling, picture rail, storage cupboard and arch giving access to the living area.

First Floor Landing

UPVC double glazed window to side, stairs rising to the loft room, cupboard housing the electrics and doors giving access to all bedrooms and the family bathroom.

Bedroom One

13'3" x 11'6" (4.04m x 3.51m)

UPVC double glazed bay window to front, radiator, textured and coved ceiling, picture rails and carpeted flooring.

Bedroom Two

11'7" x 9'1" (3.53m x 2.77m)

UPVC double glazed window to rear overlooking the extensive garden, radiator, picture rails, coved and textured ceiling, storage alcove, built-in double wardrobe and carpeted flooring.

Bedroom Three

7'10" x 7'2" (2.39m x 2.18m)

UPVC double glazed window to front, radiator, wood effect flooring, textured and coved ceiling and picture rail.

Family Bathroom

8'4" x 7'1" (2.54m x 2.16m)

UPVC double glazed window to side, low-level W.C., pedestal wash hand basin with Victorian style mixer tap, corner panelled bath with independent shower over, part-tiled walls, radiator, cork effect flooring, textured and coved ceiling and airing cupboard housing the Baxi boiler.

Second Floor Landing

UPVC double glazed window to rear overlooking the extensive garden, coved ceiling and access to the loft room.

Loft Room

15'4" x 12'5" (4.67m x 3.78m)

Double glazed Velux window to front and side, wooden boarded strip loft panels and wall panels, eaves access, power and lighting and door giving access to the shower room.

Shower Room

5'1" x 3'3" (1.55m x 0.99m)

UPVC double glazed window to the rear, low-level W.C., wash hand basin with a mixer tap, part tiled walls, wood effect flooring and a fully tiled shower cubicle with independent shower over.

Rear Garden

The rear garden commences with a paved patio area, there is an automatic awning covering the back patio doors, block paved drive leading to the garage with a automatic up and over door. The remainder of the garden is laid to lawn with mature trees and shrubs, there is a further outdoor shed, outside tap and lighting and the expansive rear garden.

Garage

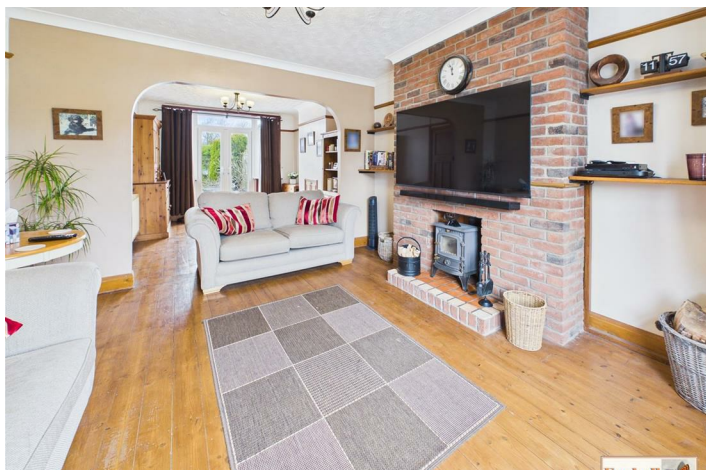
23'11" x 12'2" (7.29m x 3.71m)

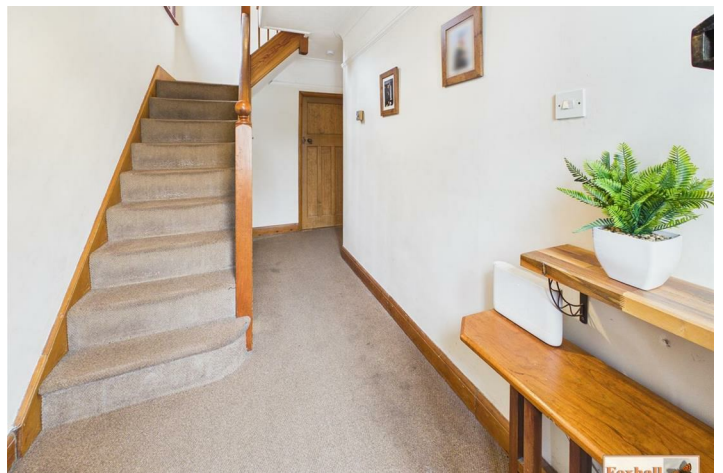
Access via an automatic up and over door, power, lighting and some work benches to remain.

Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



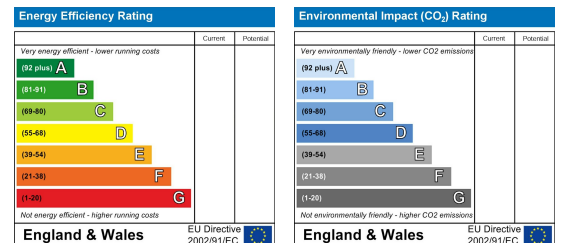
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.