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Humber Doucy Lane

Northgate Catchment, Ipswich, IP4 3NR

Offers in excess of £475,000



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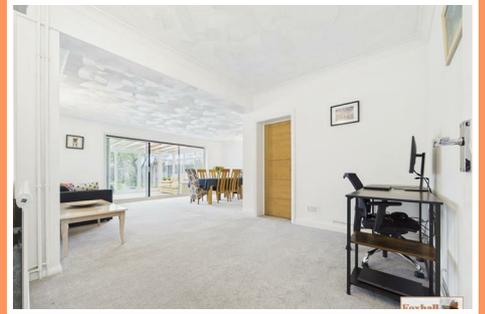
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Front Garden

Laid to block paving providing off-road parking for up to 8-10 vehicles, there is a door to the garage, gated side access round to the rear of the property and a front aspect modern entrance door into the hallway.

Entrance Hallway

26'6" x 6'2" (8.10 x 1.89)

Doors to the lounge, dining room, kitchen and shower room, stairs to the first floor, under stairs storage cupboard, upright radiator and laminate flooring.

Lounge

20'9" x 11'10" (6.35 x 3.61)

Front aspect double glazed window, radiator and laminate flooring.

Dining Room

21'5" x 18'7" (6.54 x 5.68)

Rear aspect glass sliding doors to the conservatory, side aspect door to bedroom four, two radiator's and carpeted flooring.

Conservatory

13'6" x 9'2" (4.14 x 2.8)

Rear aspect double glazed sliding door to the garden, side aspect double glazed windows and carpeted flooring.

Kitchen

15'10" x 8'8" (4.84 x 2.65)

Base and eye-level units with rolled edged worktops and tiled splashback, integrated electric oven, integrated gas hob with extractor over, integrated sink and drainer, integrated fridge, space for a washing machine, space for a dishwasher space for a tumble dryer, radiator, rear and side aspect double glazed windows, UPVC double glazed door into the garden and lino flooring.

Bedroom Four

10'9" x 8'3" (3.28 x 2.52)

Side aspect double glazed window, radiator, carpeted flooring and rear aspect door to the garage.

Landing

Doors to all bedrooms and the shower room, loft access, side aspect double glazed window and carpeted flooring.

Bedroom One

14'8" x 12'2" (4.49 x 3.72)

Front aspect double glazed window, upright radiator and carpeted flooring.

Bedroom Two

13'0" x 10'4" (3.98 x 3.15)

Rear aspect double glazed window, radiator and carpeted flooring.

Bedroom Three

9'10" x 8'0" (3.02 x 2.44)

Rear aspect double glazed window, radiator and carpeted flooring.

Shower Room

8'1" x 6'4" (2.47 x 1.94)

Shower cubicle with stainless steel handheld and rainfall shower attachment and glass shower screen, hand wash basin into vanity unit, low-level W.C., stainless steel towel rail, front aspect frosted double glazed window, half tiled walls and tiled flooring.

Garage

19'5" x 8'11" (5.92 x 2.73)

Front aspect up and over door, rear aspect pedestrian door, power, light and storage.

Rear Garden

Measuring approximately 120ft by 40ft, the Westerly facing rear garden is enclosed to panel fencing and

mainly laid to lawn with a storage shed, patio areas, vegetable patch and a number of mature flower and shrub borders.

Agents Notes

Tenure - Freehold

Council Tax Band - E









Road Map



Hybrid Map



Terrain Map



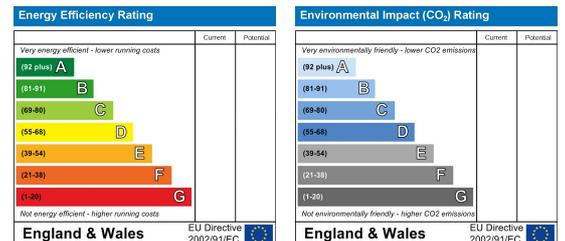
Floor Plan



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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