

# Foxhall



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## Lee Road

Rivers Estate, Ipswich, IP3 0PX

Asking price £425,000



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## Front Garden

Enclosed to half height brick wall, the front garden is mainly laid to resin paving with off road parking for multiple vehicles and an area of artificial turf. Side aspect door into the porch and gated access to the rear garden.

## Entrance Hallway

Doors to all rooms, radiator, loft access and laminate flooring.

## Lounge

16'10" x 13'3" (5.13m x 4.04m)

Front aspect double glazed bay window, side aspect double glazed window, feature fireplace, radiator and carpeted flooring.

## Kitchen

17'0" x 10'6" (5.18m x 3.20m)

Base and eye-level units, square edge worktops with tiled splash-backs, integrated electric oven and gas hob with stainless steel extractor over, integrated dishwasher, integrated sink, space for a washing machine, space for a freestanding fridge freezer, side and rear aspect double glazed windows, rear aspect double glazed door into the garden, two radiators and Herringbone flooring.

## Dining Room

11'11" x 11'5" (3.63m x 3.48m)

Rear aspect double glazed French doors into the conservatory, built-in storage cupboard housing the boiler, radiator and carpeted flooring.

## Consevatory

12'0" x 12'0" (3.66m x 3.66m)

Side aspect double glazed French doors into the garden, radiator and tiled flooring.

## Bedroom One

17'1" x 12'4" (5.21m x 3.76m)

Front aspect double glazed bay window, built-in storage cupboards, two radiators and carpeted flooring.

## Bedroom Two

11'5" x 9'5" (3.48m x 2.87m)

Side aspect double glazed window, radiator and carpeted flooring.

## Bathroom

6'10" x 6'1" (2.08m x 1.85m)

## Rear Garden

Enclosed to a mixture of brick wall and panel fencing, the garden is mainly laid to patio with further lawn area, with a large covered pergola, garage and storage shed. There is pedestrian access round to the front of the property and vehicular double gated access leading onto Severn Road.

## Garage

24'3" x 12'1" (7.39m x 3.68m)

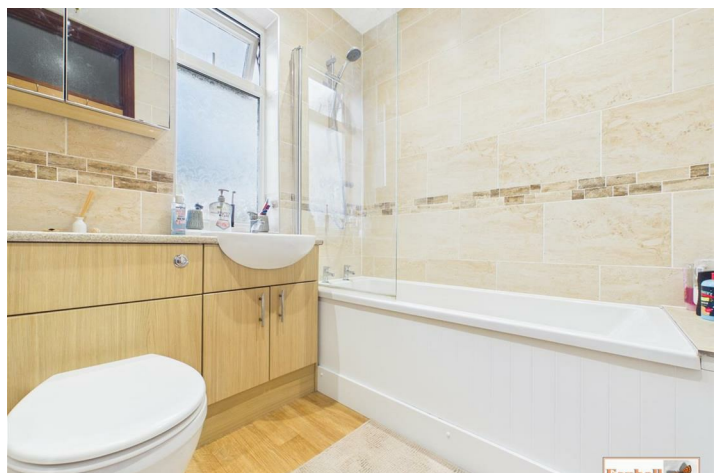
With power and light, up and over door to the front and a pedestrian door to the side.

## Agents Notes

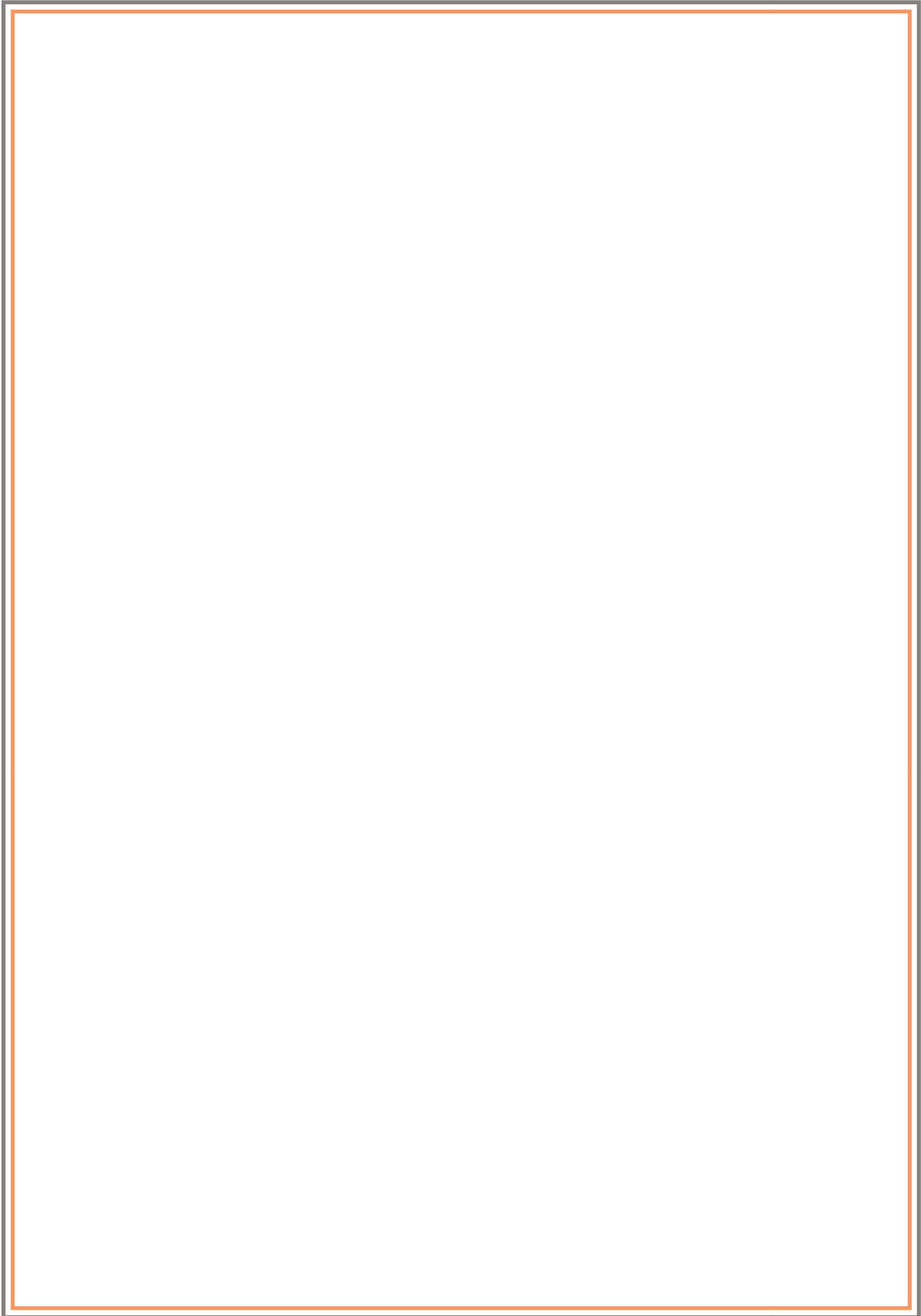
Tenure - Freehold

Council Tax Band - C









## Road Map



## Hybrid Map



## Terrain Map



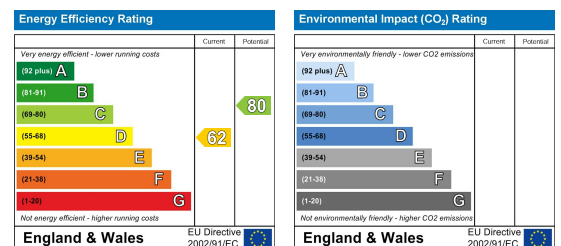
## Floor Plan



## 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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