

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



Valley Road

North West, Ipswich, IP1 4ED

Asking price £375,000



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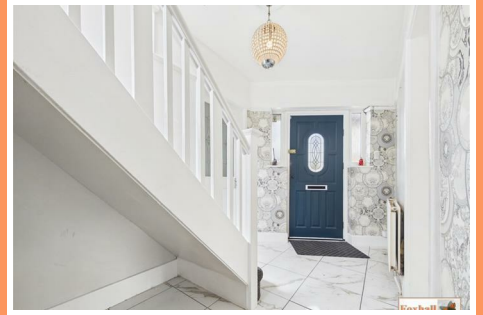
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Front Garden

Partly enclosed by a low height brick wall with flower bed borders, entering into the rear garden via large double gates, a stunning water feature, feature pillars stabilising a storm porch giving you a lovely entrance and off-road parking for five cars comfortably via tarmacked driveway.

Entrance Hall

Entry via a double glazed door facing the front with double glazed obscure windows either side, access to the stairs with an understairs cupboard, tiled flooring, door to the lounge, high picture rails and a door into the kitchen/diner.

Lounge

12'9" x 11'10" (3.89m x 3.61m)

Double glazed bay window facing the front, original cornices, ceiling rose, feature fireplace and laminate flooring.

Kitchen / Diner

20'3" x 13'11" (6.17m x 4.24m)

Double glazed sliding patio doors to the rear going into the conservatory and also a single glazed obscure door going into the conservatory, double glazed windows facing the front and side, spotlights, coving, a feature fireplace, cornices in the dining area only, wall and base fitted units with cupboards and drawers, 1 1/2 sink bowl and drainer unit with tiled splash-back, space for a double oven with a cooker hood above, integrated fridge, built-in microwave, wall mounted BIASI boiler, kitchen island filled with cupboards and drawers and a USB socket, fully tiled flooring and a door into the wet room.

Wet Room

7'11" x 7'1" (2.41m x 2.16m)

Double glazed obscure window to the rear, extractor fan, wall mounted electric shower, pedestal wash hand

basin with hot and cold taps, low-flush W.C., radiator and wet room style flooring with drainage.

Conservatory

18'9" x 5'0" (5.72m x 1.52m)

Double glazed windows facing the side and rear, lino flooring, space for a fridge freezer, access to the gas meter, double French style doors to the garden and access to an outside tap.

Landing

Double glazed obscure window facing the rear and side, access to the loft, high picture rails, cupboard that houses the consumer unit and can also help as storage, large double door storage cupboard as well, doors to bedrooms one, two and three and the shower room.

Bedroom One

12'9" x 11'9" (3.89m x 3.58m)

Double glazed five bay window facing the front, coving, laminate flooring and a radiator.

Bedroom Two

13'9" x 8'11" (4.19m x 2.72m)

Double glazed window facing the rear, high picture rails, laminate flooring, radiator and fitted wardrobes.

Bedroom Three

9'5" x 7'6" (2.87m x 2.29m)

Double glazed window facing the rear, high picture rails, radiator and laminate flooring.

Shower Room

6'4" x 5'11" (1.93m x 1.80m)

Double glazed obscure window facing the side, pedestal wash hand basin with a mixer tap, low-flush W.C., step-in corner shower cubicle with an electric shower, fully tiled walls and flooring, spotlights and a stainless steel heated towel rail.

Outbuilding/Games Room

17'11" x 15'6" (5.46m x 4.72m)

With power and lighting, feature beam and panel wall, double glazed window to the side, double glazed windows facing the front, double glazed double French style doors for entry and fully tiled flooring and spotlights.

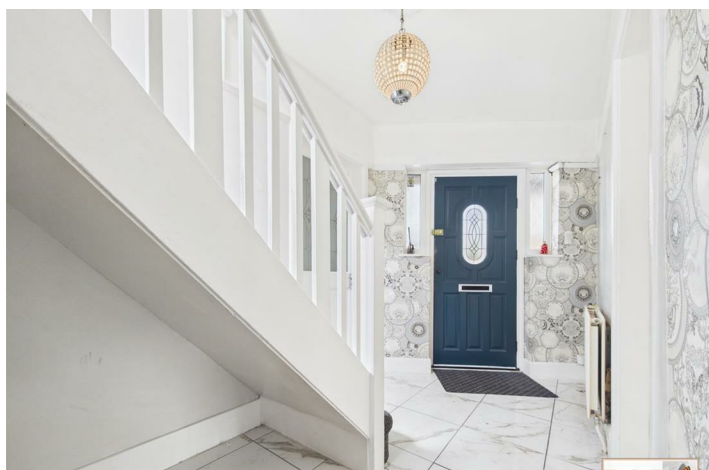
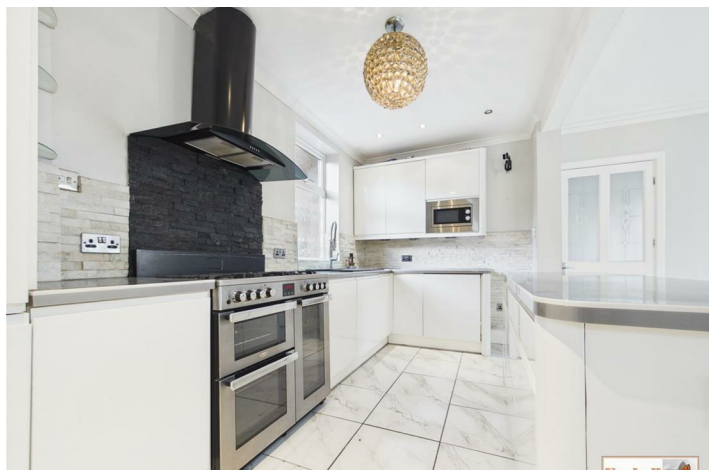
Rear Garden

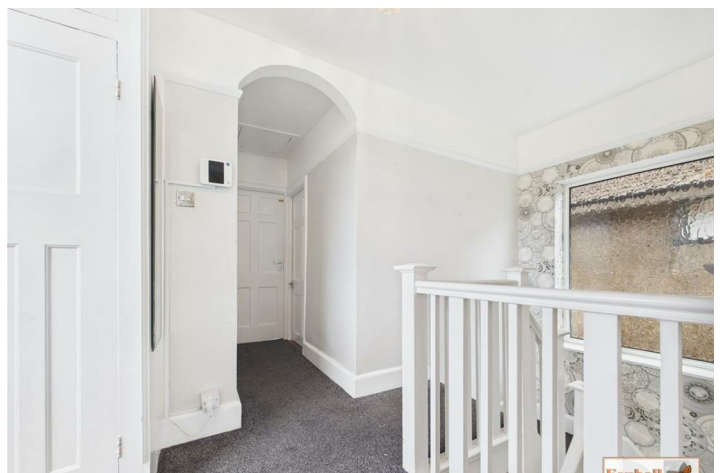
Fully enclosed south easterly facing rear garden, fully enclosed by panel fencing, large tarmac area which gives you extra space for parking if possible. A large patio area, mostly laid to lawn with a large shed and an outbuilding currently used as a games room.

Agents Notes

Tenure - Freehold

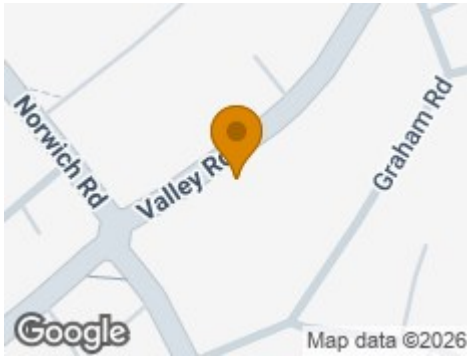
Council Tax Band - D







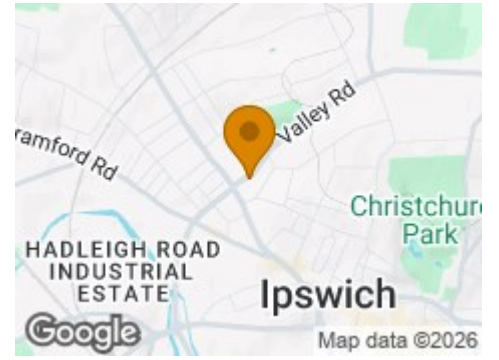
Road Map



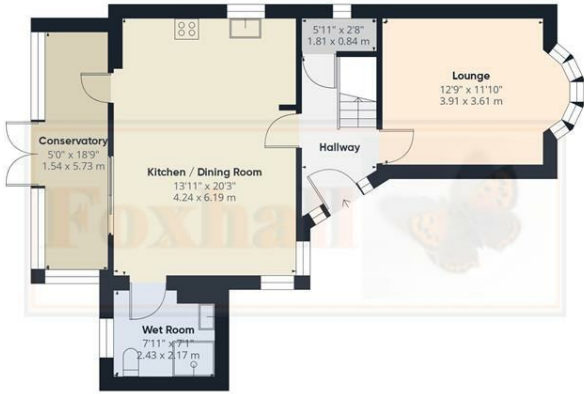
Hybrid Map



Terrain Map



Floor Plan



Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 2

Foxhall

Approximate total area[®]
1448 ft²
134.5 m²

(1) Excluding balconies and terraces

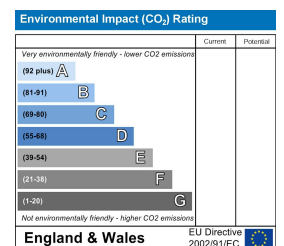
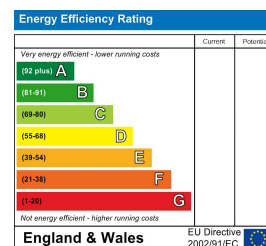
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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