

Foxhall



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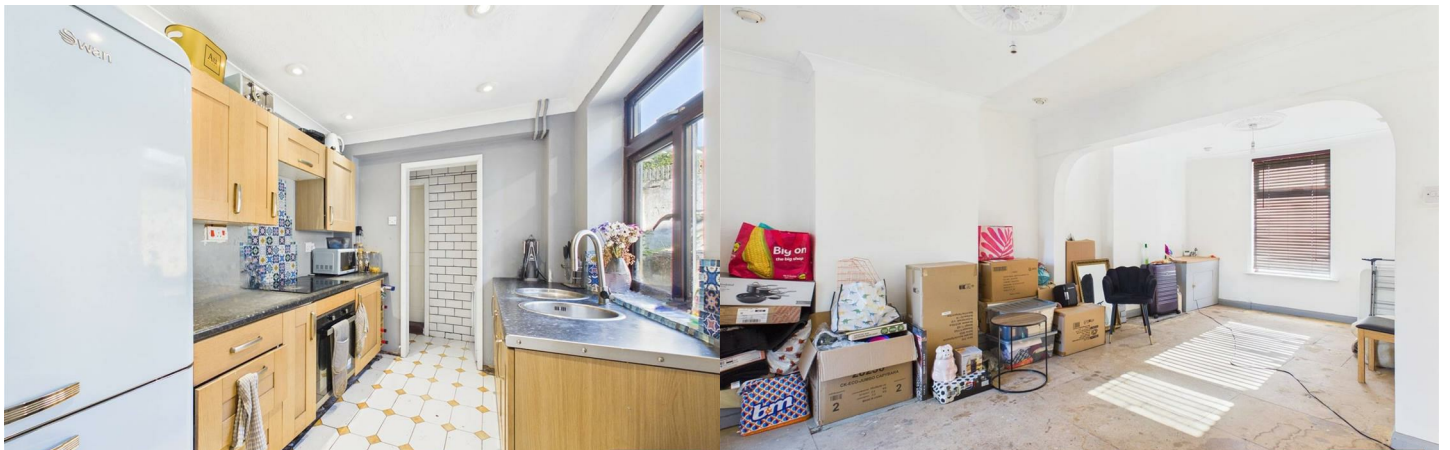
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Woodbridge Road

East Ipswich, IP4 2PE

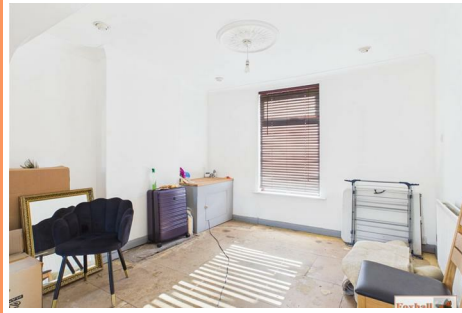
Guide price £190,000



Woodbridge Road

East Ipswich, IP4 2PE

Guide price £190,000



Front Garden

Steps up to a covered porch and the front door.

Entrance Lobby

Double glazed front entrance door through to the lobby with a further glazed door to the lounge / diner, stairs rising to the first floor and a radiator.

Lounge / Diner

21'4" x 15'3" (6.52 x 4.67)

Open plan front to back lounge / diner, south facing window to front making this a lovely sunny and bright room. Double radiator, built-in corner cupboard, ceiling spotlights arch through to the dining area which has double glazed French doors leading out to the rear and a spacious understairs storage area ideal for the positioning of a fridge / freezer, etc.

Kitchen

9'5" x 7'6" (2.88 x 2.30)

Comprising single drainer sink, selection of fitted cupboards, base drawers and eye-level cupboards, integrated oven and electric hob, worksurfaces, space for a fridge freezer, tiled floor, window to side, recess ceiling spotlights and a door to a utility lobby.

Utility Lobby

6'11" x 2'4" (2.11m x 0.71m)

Wall mounted Ideal Esprit Eco 2 boiler and plumbing for a washing machine.

Bathroom

7'2" x 5'7" (2.18m x 1.70m)

Modern replacement bathroom suite comprising sliding door into the room, bath with a cantilever shower screen and Triton T80 shower over, wash hand basin, W.C., window to side, extractor fan (not tested), chrome heated towel rail, tiled floor and mermaid shower board backing.

Landing

Doors to all rooms off and access to loft space.

Bedroom One

15'3" x 10'4" (4.66 x 3.15)

Spacious bedroom running the full width of the property, Two windows to front which are south facing making this lovely and sunny, double radiator and two double fitted wardrobes.

Bedroom Two

10'6" x 10'2" (3.22 x 3.12)

Good sized double bedroom with radiator and window to rear.

Bedroom Three

8'11" x 7'6" (2.74 x 2.31)

Window to rear and a radiator.

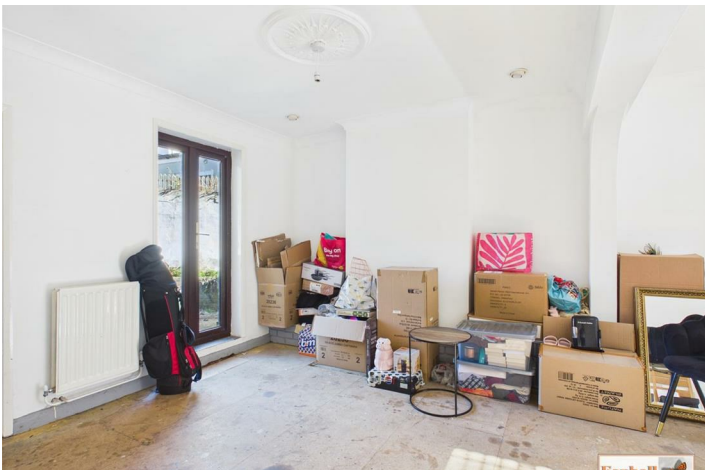
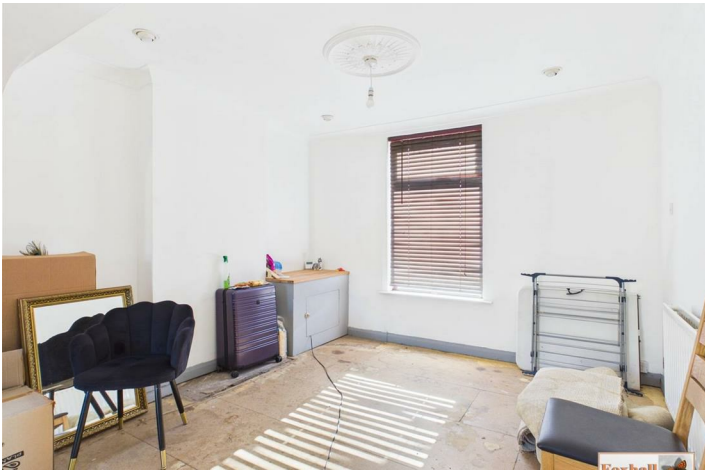
Rear Garden

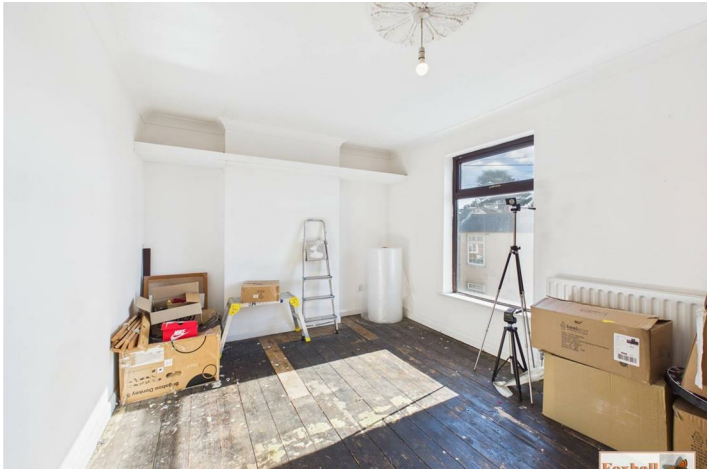
Side access gate from a passageway leading to the rear garden which is in two halves, an extremely spacious side garden which is mainly concrete with raised flowerbeds and an outside tap, steps up to a rear garden which is fully enclosed by brick wall and panel fencing and mainly laid to grass.

Agents Notes

Tenure - Freehold

Council Tax Band - A





A map snippet from Google Maps showing the intersection of Woodbridge Rd and N Hill Rd. An orange location pin is placed at the intersection, indicating the property's location. The Google logo and 'Map data ©2026' are visible at the bottom.

Woodbridge Rd

Spring Rd

Suffolk New College

bus, Landsat / Copernicus, Maxar Technologies

Floor 0

- Lobby**
- Lounge / Diner**
21'4" x 15'3"
6.52 x 4.67 m
- Kitchen**
9'5" x 7'6"
2.88 x 2.30 m
- Bathroom**
7'2" x 5'7"
2.20 x 1.73 m
- Utility Lobby**
2'4" x 6'11"
0.71 x 2.12 m

Floor 1

- Bedroom One**
10'3" x 15'3"
3.15 x 4.66 m
- Bedroom Two**
10'6" x 10'2"
3.22 x 3.12 m
- Bedroom Three**
8'11" x 7'6"
2.74 x 2.31 m
- Landing**

Approximate total area⁽¹⁾
809 ft²
75.2 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE 360

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2012/27/EU

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2012/27/EU

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