

Foxhall



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Clapgate Lane

Rivers Estate, Ipswich, IP3 0RD

Guide price £310,000



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Front Garden

Two metal gates and a mid height brick wall at the front of the property, block paved driveway suitable for off-road parking for at least three vehicles comfortably leading to the garage and a pathway leading through to the front door and the garden gate. Large lawn area with mature planting. If anybody wants to extend the rear garden there is about half of the front garden that could be fenced in to increase the size of the rear garden without detracting from the front. There is also good potential for further parking. If the lawn area was changed to block paved driveway.

Entrance Porch

Tiled floors, double glazed windows to the area around as well as the door coming in to the main entrance hallway and a light.

Entrance Hallway

Tiled flooring, radiator, coving, access to the loft, airing cupboard housing the wall mounted Vaillant boiler and doors off to the lounge / diner, kitchen / breakfast room, bathroom and bedrooms one and two.

Lounge / Diner

18'9" x 10'10" (5.73 x 3.31)

Double glazed window to the front with fitted blinds, double glaze to window to the side and rear with fitted blinds, two radiators, carpet flooring, coving and phone and aerial points.

Kitchen / Breakfast Room

11'8" x 9'11" (3.57 x 3.03)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit with mixer tap over, inset Electric oven, Creda gas ceramic four ring hob with an extractor fan over the top, space for a fridge freezer, radiator,

space and plumbing for dishwasher space, space and plumbing under counter for a washing machine, double glazed window to rear, double glazed UPVC pedestrian door to the outside, splash-back tiling, coving, phone point and vinyl flooring.

Bedroom One

12'11" x 9'10" (3.94 x 3.02)

Double glazed window to the side, radiator, phone point and carpet flooring.

Bedroom Two

10'2" x 8'5" (3.11 x 2.59)

Double glazed window to the front and the side with fitted vertical blinds, carpet flooring, aerial point and a radiator.

Bathroom

8'3" x 5'3" (2.52 x 1.62)

Two double glazed windows to the front, tiled / mermaid backing walls, tiled flooring, vanity unit across one wall with both wash hand basin and low-flush W.C. inset, walk-in bath with a mixer tap, handheld and rainfall shower over and a radiator.

Rear Garden

Rear garden is fully enclosed by brick and fence with mature plants and small trees including a pear tree, mainly laid to lawn with a pathway to a small summer house which is to stay. There is also a further pedestrian gate through to the front of the property.

Side Garden

16'0" x 34'9" (4.885 x 10.600)

Side garden which is blocked paved secured by a gate which leads into the pedestrian side of the garage, suitable for private alfresco dining, hanging washing out and storage. There are mature rose bushes and some more planting to one side and an outside tap.

Garage

20'0" x 10'1" (6.11 x 3.08)

Manual up and over door with workbenches, double glaze window to one side, pedestrian door, power and lighting, fuse box, plenty of extra storage via ceiling racking and at the rear of the garage is a further storage shed.

Storage Shed

8'9" x 5'3" (2.69 x 1.62)

Brick built with UPVC roof and power and lighting.

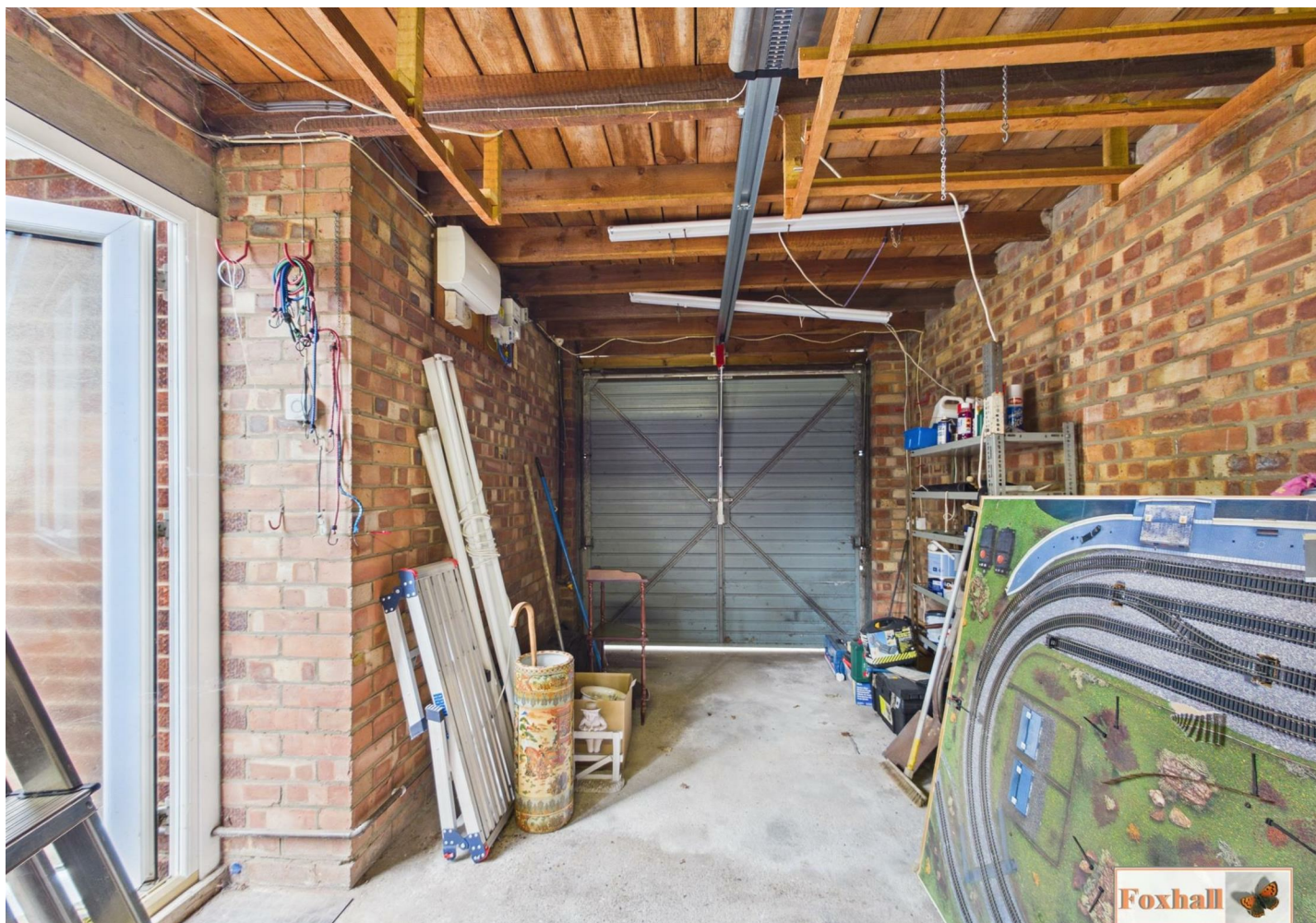
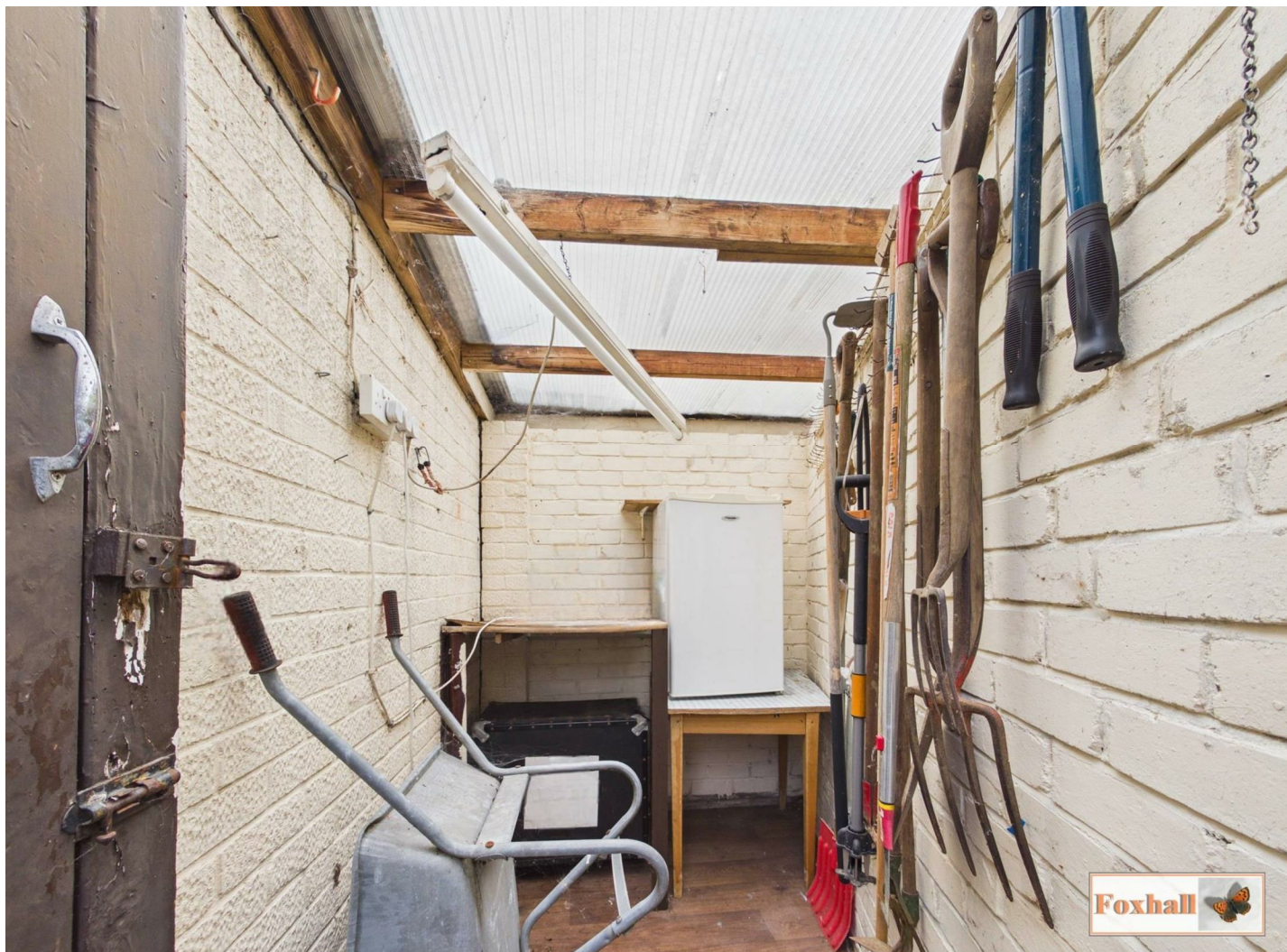
Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



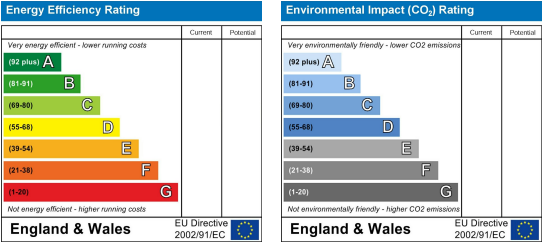
Floor Plan



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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