

Foxhall



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Lanercost Way

Stoke Park, Ipswich, IP2 9DP

Asking price £290,000



3



1



2



Lanercost Way

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Front Garden

Block paved driveway for multiple vehicles and double gates leading to the carport.

Entrance Hallway

Front aspect UPVC frosted double glazed door, front aspect frosted double glazed window, side aspect door to the lounge, rear aspect door into the kitchen/diner and stairs to the first floor.

Lounge

16'6" x 12'4" (5.03m x 3.76m)

Two front aspect double glazed windows, radiator and laminate flooring.

Kitchen/Diner

17'0" x 9'10" (5.18m x 3.00m)

Base and eye-level units, square edge worktops and tiled splashbacks, space for a American style fridge freezer, space for a Rangemaster oven and hob with extractor over, space and plumbing for a washing machine, integrated sink and drainer, under stairs cupboard, rear aspect double glazed window, side aspect double glazed window and rear aspect UPVC door to the conservatory with laminate flooring.

Conservatory

16'0" x 9'6" (4.88m x 2.90m)

Rear aspect French doors going out to the garden, rear and side aspect windows, radiator and laminate flooring.

Landing

Doors to all bedrooms and the shower room, airing cupboard housing the boiler, double width storage cupboards and carpeted flooring.

Bedroom One

12'7" x 9'8" (3.84m x 2.95m)

Front aspect double glazed window, radiator and carpeted flooring.

Bedroom Two

10'3" x 10'0" (3.12m x 3.05m)

Rear aspect double glazed window, radiator, built-in over the stairs cupboards and carpeted flooring.

Bedroom Three

9'4" x 6'11" (2.84m x 2.11m)

Front aspect double glazed window, radiator and laminate flooring.

Shower Room

6'11" x 6'8" (2.11m x 2.03m)

Shower cubicle with stainless steel handheld and waterfall shower attachments, handwash basin into vanity unit, low-level W.C, stainless steel radiator, tiled walls, tiled flooring and rear aspect frosted double glazed window.

Rear Garden

Enclosed to panel fencing, mainly laid to artificial turf with patio area and flower/shrub bed, pedestrian access to the garage.

Garage / Workshop

19'11" x 8'7" (6.07m x 2.62m)

Front and rear aspect double glazed windows, front and side aspect pedestrian doors supplied with power and light.

Carport

31'5" x 7'10" (9.58m x 2.39m)

The carport is block paved with double front aspect gates into the carport itself and access into the house itself and the garage/workshop.

Agents Notes

Tenure - Freehold

Council Tax Band - C





