

# Foxhall



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## Oulton Road

Rivers Estate, Ipswich, IP3 0QE

Guide price £260,000



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## Front Garden

Hardstanding driveway suitable for a number of vehicles leading to a garage at the rear, steps up to the front door and the porch, mid height brick wall with a low maintenance front garden with Astroturf, raised borders and mature planting and a sliding door accessing the rear garden.

## Entrance Porch

Two double glazed doors into the porch, tiled walls, carpet flooring and a door into the entrance hallway.

## Entrance Hallway

9'11" x 5'4" (3.02m x 1.63m)

Carpet flooring, coving, stairs up to the first floor, doors to the lounge/diner and door to the kitchen/breakfast room and an understairs cupboard.

## Kitchen / Breakfast Room

15'6" x 7'10" (4.72m x 2.39m)

Comprising wall and base units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit, double glazed window to the rear with fitted roller blind, double glazed pedestrian door to the rear, vinyl flooring, coving, radiator, larder cupboard under the stairs, space for a freestanding oven, space and plumbing for a washing machine or dishwasher, double glazed window to the side with fitted roller blind, fully tiled walls and space for a full height fridge freezer, aerial point and access via a sliding door into the lounge/diner.

## Lounge / Diner

22'0" x 10'11" (6.71m x 3.33m)

Double aspect room with a large double glazed window to the front and rear, radiator, coving, wall light, aerial and phone points and a large feature fireplace with a sliding door to the kitchen /breakfast room.

## Landing

Carpet flooring, large obscure double glazed window to the side, doors to bedrooms one, two, three and the bathroom. Access to the loft hatch, the loft which has boarding and insulation but no ladder.

## Bedroom One

11'4" x 10'0" (3.45m x 3.05m)

Carpet flooring, large double glazed window to the front, built-in triple wardrobe and further airing cupboard housing the Vaillant combination boiler it's 2007 regularly serviced last service March 2025, coving and a radiator.

## Bedroom Two

10'5" x 9'1" (3.18m x 2.77m)

Carpet flooring, double glazed window to the rear overlooking the rear garden, radiator, wall lights, coving and fitted wardrobes and chest of drawers.

## Bedroom Three

8'5" x 6'4" (2.57m x 1.93m)

Double glazed window to the front, carpet flooring, coving, and a built in cupboard over the stairs and a radiator.

## Shower Room

7'7" x 5'6" (2.31m x 1.68m)

Large walk-in shower cubicle with handheld shower over, large wall to wall vanity units with inset wash hand basin and a low-flush W.C., obscure double glazed window to the rear and fitted roller blinds, radiator, fully tiled walls throughout, vinyl flooring all very nice and quite modern.

## Rear Garden

20' x 70' approx (6.10m x 21.34m approx)

Small overcovered porch over the rear door, secluded tiled eating area, fully landscaped garden with attractive

mid height brick wall with steps leading up onto the rear garden with lawned areas, stepped garden where there is mature planting and shrubs, pedestrian door to the rear of the garage, and a further door to a workshop/garden office and an outside tap.

### **Garage**

**16'4" x 8'3" (4.98m x 2.51m)**

Manual up and over door with power and lighting and a window to the rear.

### **Workshop / Garden Office**

**11'10" x 8'3" (3.61m x 2.51m)**

Has windows to two sides, workbenches and it has power and lighting.

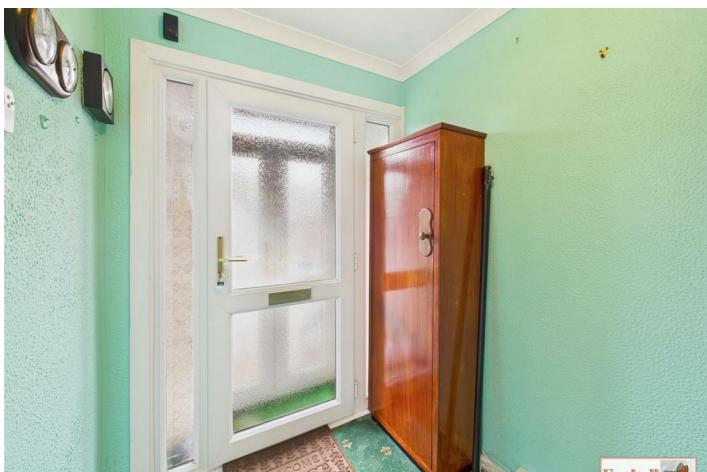
### **Agents Notes**

Tenure - Freehold

Council Tax Band - B

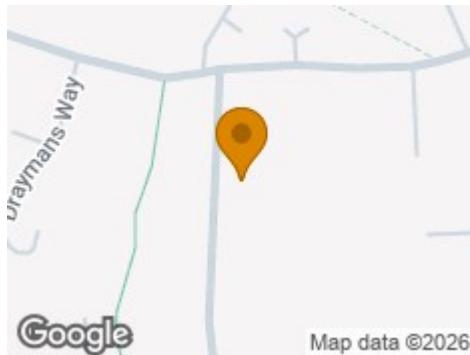
Please note that the property has open cell spray foam in loft and therefore will only usually be suitable for cash buyers.







## Road Map



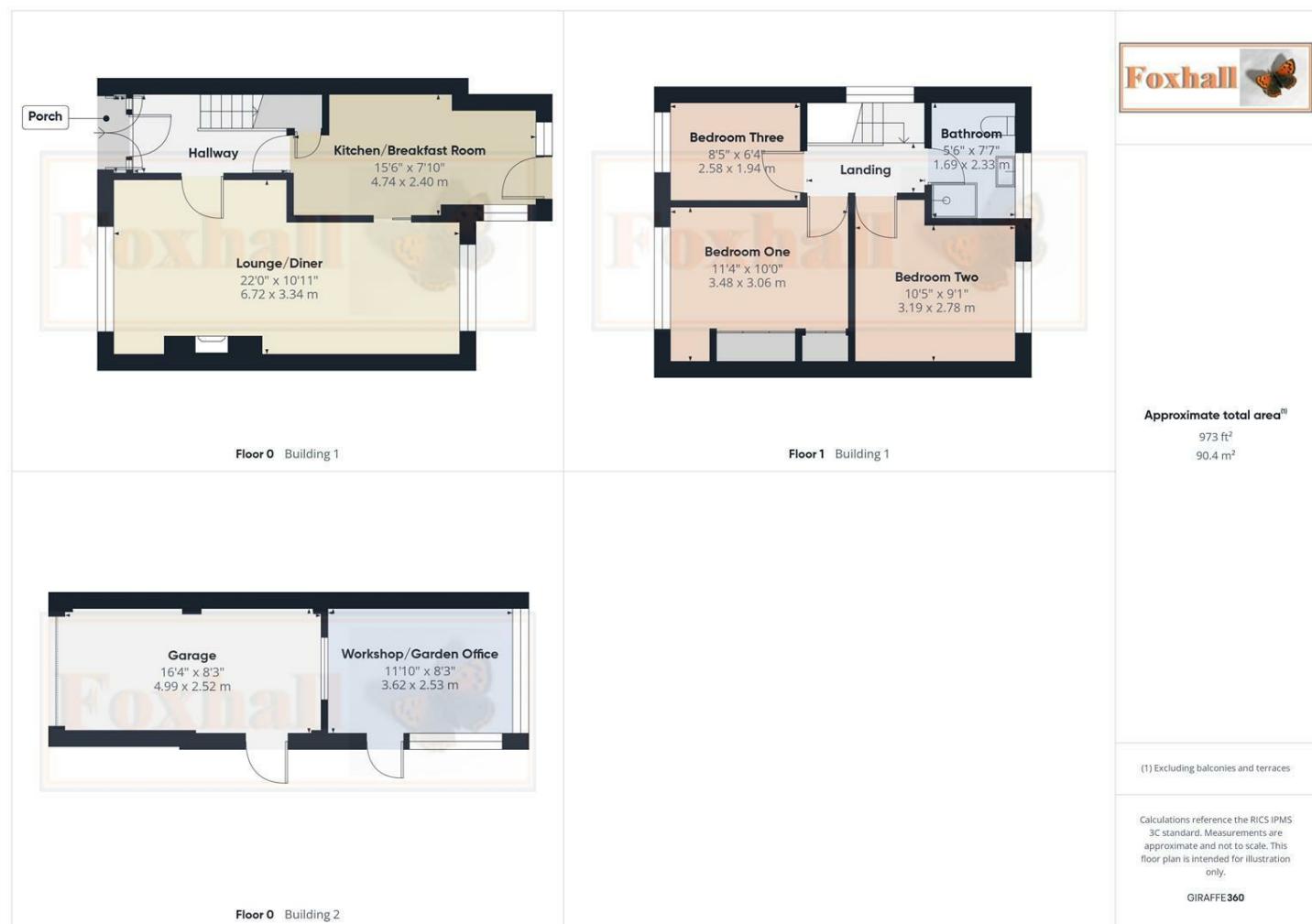
## Hybrid Map



## Terrain Map



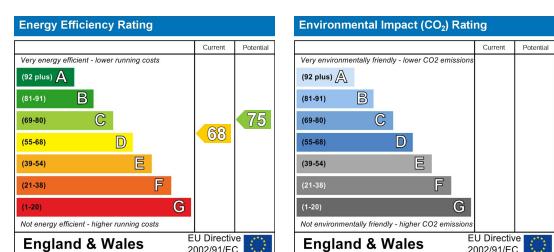
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.