

# Foxhall



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## Cauldwell Hall Road

East Ipswich, IP4 5AG

Guide price £325,000



3



1



2



# Cauldwell Hall Road

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## Front Garden

Enclosed to half height brick wall the front garden is laid to a mixture of hardstanding and gravel providing off road parking for six vehicles, there is an up and over door to the garage, front aspect door into the porch and front aspect door to the lobby which leads to the rear garden, kitchen/diner and garage.

## Porch

Front aspect upvc door into the porch, front and side aspect frosted double glazed windows. Rear aspect door into the hallway.

## Entrance Hallway

Doors to the lounge and W.C., stairs to the first floor, side aspect double glazed window, radiator and carpeted flooring.

## Lounge

14'8" x 11'8" (4.47m x 3.56m)

Rear aspect floor to ceiling double glazed window, side aspect double glazed window, radiator, carpeted flooring and side aspect folding door to the kitchen/diner.

## Kitchen / Diner

17'11" x 9'10" (5.46m x 3.00m)

Base and eye level units, rolled edge worktops and tiled splashbacks. Integrated electric oven and gas hob with extractor over, integrated sink and drainer, space for a washing machine, space for a dishwasher. Front and side aspect double glazed windows, rear aspect double glazed sliding doors into the garden and side aspect frosted double glazed door to the lobby.

## W.C

Low level W.C. wall mounted hand wash basin, front aspect frosted double glazed window and laminate flooring.

## Internal Lobby

Front and rear aspect UPVC double glazed doors allowing access from the front to the rear of the property, side aspect door into the garage and tiled flooring.

## Landing

Doors to all bedrooms and the bathroom, front aspect double glazed window, loft access, carpeted flooring.

## Bedroom One

13'0" x 10'5" (3.96m x 3.18m)

Built in wardrobes and side tables, rear aspect double glazed window, radiator and carpeted flooring.

## Bedroom Two

11'10" x 9'1" (3.61m x 2.77m)

Rear and side aspect double glazed windows, radiator and carpeted flooring.

## Bedroom Three

9'10" x 7'3" (3.00m x 2.21m)

Front aspect double glazed window, Murphy bed, radiator and carpeted flooring.

## Bathroom

8'6" x 7'11" (2.59m x 2.41m)

Panel bath with stainless steel mixer taps, riser and handheld shower attachment. Hand wash basin into vanity unit, low level w.c, stainless steel towel rail, airing cupboard, two side aspect frosted double glazed windows and laminate flooring.

## Rear Garden

Wrap around garden with Westerly and South facing aspect, there are a variety of mature tree's, shrubs and flower beds with multiple patio areas.

## Garage

Front aspect up and over door, side aspect pedestrian door to the lobby, rear aspect double glazed window and power and light.

## Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



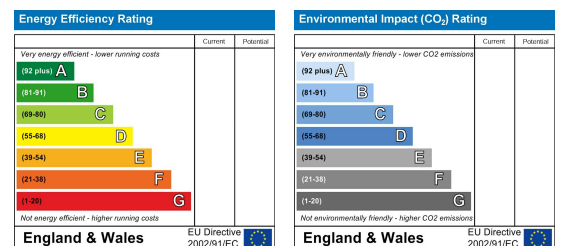
## Floor Plan



## 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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