

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Juby's Hill, Upper Street

Witnesham, Ipswich, IP6 9EN

Asking price £375,000

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Front Garden

Giving you parking for up to five to six cars comfortably via a block paved driveway with shingle borders. There is also a small wood storage area, mature trees and plants for making the garden feel partially enclosed and for privacy with a block paved pathway to the door, external lighting and a gate to the side going up the side of the property into the rear garden.

Entrance Porch

Entry via a UPVC double glazed door to the front with wooden doors to the lounge and kitchen.

Entrance Hallway

Double glazed obscure window facing the front, understairs storage cupboard, with wooden doors to the lounge and kitchen / dining room.

Lounge

15'9" x 9'11" (4.80m x 3.02m)

Double glazed window facing the rear, double glazed window facing the front, two radiators, laminate flooring and a feature wood burner inset into the wall sat on a tiled base.

Kitchen / Dining Room

17'0" x 11'6" (5.18m x 3.51m)

Double glazed window facing the front, two double glazed windows facing the rear, wall and base fitted units with cupboards and drawers, natural wooden roll-top worksurfaces over, feature butler sink with a mixer tap above, space for a large double oven with a stainless steel splash-back and cooker hood, space for a fridge freezer, feature wood burner inset into the chimney breast stood on a tiled base, spotlights, and doors to the mid lobby and utility room.

Utility Room

5'6" x 4'4" (1.68m x 1.32m)

Double glazed UPVC door facing the rear going out into the rear garden, two double glazed obscure windows facing the rear, natural wooden worksurface, plumbing for a washing machine, wooden laminate flooring, spotlights and extractor fan.

Landing

Access to the loft, radiator, double glazed window facing the front, doors to bedrooms one, two, three and the bathroom and an airing cupboard.

Bedroom One

15'9" x 10'3" (4.80m x 3.12m)

Double glazed windows to the front and rear, two radiators and a feature closed Victorian fireplace.

Bedroom Two

9'0" x 8'10" (2.74m x 2.69m)

Double glazed window facing the front and a radiator.

Bedroom Three

8'7" x 7'7" (2.62m x 2.31m)

Double glazed window facing the side, a feature closed Victorian style fireplace, radiator and wooden flooring.

Bathroom

8'6" x 4'10" (2.59m x 1.47m)

Double glazed obscure window facing the rear, panel bath with mixer taps and waterfall shower over with a glass bi-fold screen, extractor fan, vanity wash hand basin with a mixer tap, shaver point, wall mounted double toothbrush charger, low-flush W.C., feature wooden shelving, heated towel rail, laminate flooring and half splash-back boarded walls.

Rear Garden

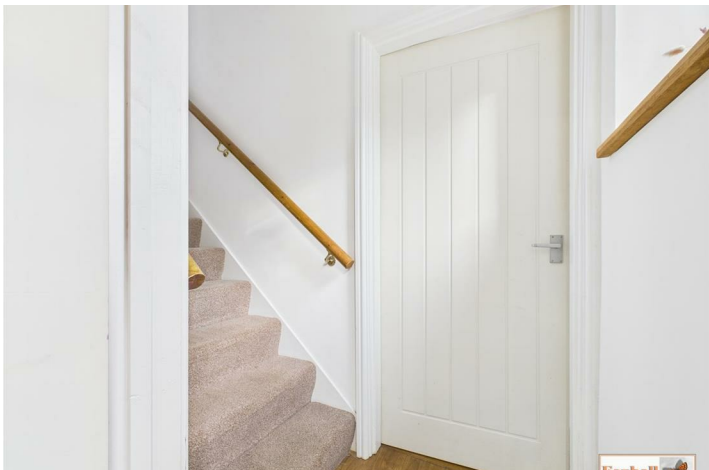
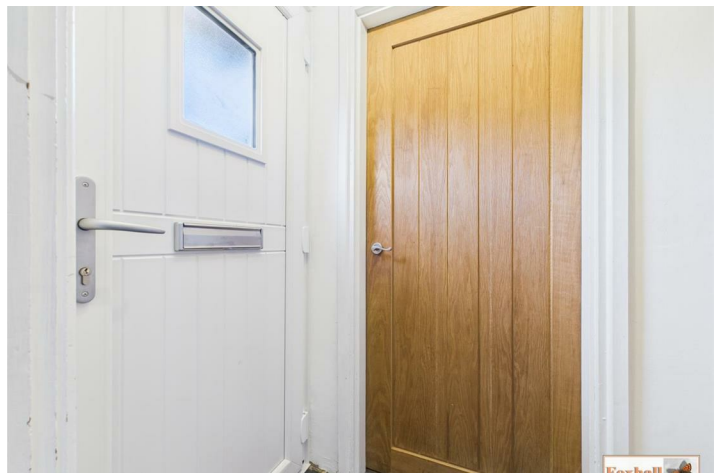
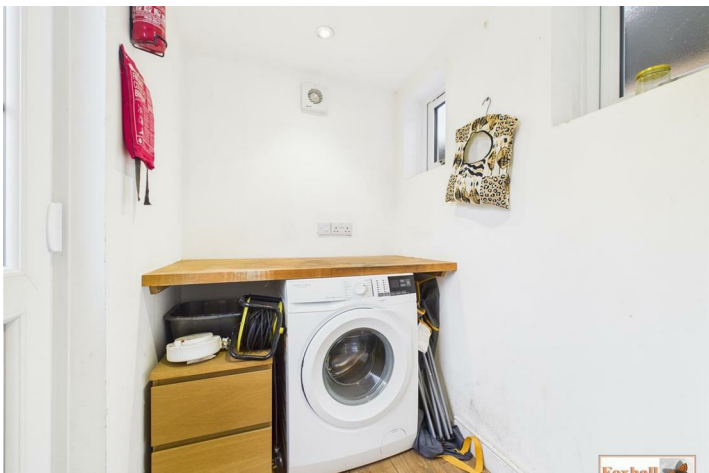
Estimated roughly at 300ft enclosed via wire fencing. The easterly facing rear garden which is currently in sections, the first section consisting of a decking area perfect for entertaining, relaxing and alfresco dining, a wood cabin, mostly laid to lawn, outside tap, partially enclosed by wood panel and wire fencing with side access with a storage area and a gate that leads to the front garden and driveway of the property. The second section there is a greenhouse, mature plants and trees including two apple, a pear, cherry, quince trees, a children's wooden play house and is mostly laid to lawn. There is a large tree right to the rear of the garden with the boundary of the garden leads up to a wire fence at the back of a neighbouring garage.

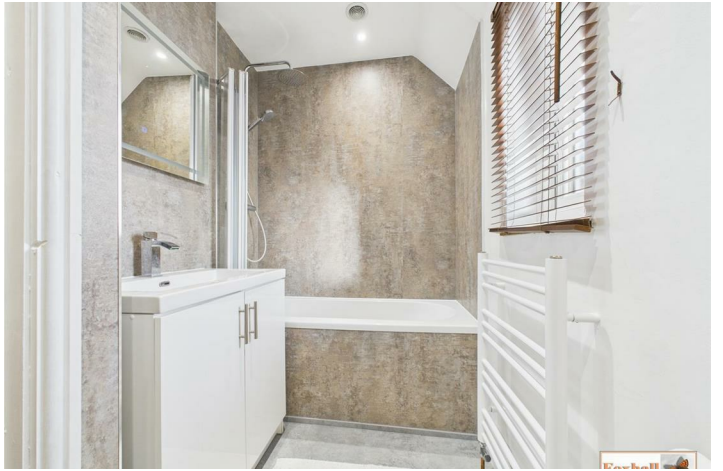
Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



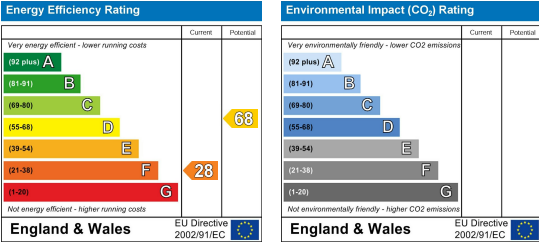
Floor Plan



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



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.