

Foxhall



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Laurelhayes

South West, Ipswich, IP2 9SA

Offers in excess of £280,000



3



1



2



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Front Garden

Mainly laid to hardstanding providing parking for multiple vehicles, path leading to the front door with mature shrubbery.

Entrance Porch

Front aspect UPVC double glazed door into the entrance porch, tile flooring and rear aspect UPVC double glazed door into the entrance hallway.

Entrance Hallway

Doors to lounge and kitchen/dining/living room, understairs storage cupboard, stairs to the first floor, radiator and tiled flooring.

Lounge

13'11" x 10'10" (4.24m x 3.30m)

Front aspect double glazed window, radiator and laminate flooring.

Kitchen / Diner

16'7" x 10'11" (5.05m x 3.33m)

Base and eye-level units, wood effect worktops, integrated stainless steel sink and drainer, space for a fridge freezer, space for a washing machine, space for a freestanding oven and hob with extractor over, rear aspect double glazed window, integrated dishwasher, tiled flooring and through to dining area which has a radiator, tiled flooring and open through to the living room.

Living Room

14'3" x 9'7" (4.34m x 2.92m)

Rear aspect double glazed French doors going out into the garden, radiator and tiled flooring.

Landing

Side aspect double glazed window, doors to all bedrooms and the shower room, airing cupboard, loft access and laminate flooring.

Bedroom One

13'7" x 7'8" (4.14m x 2.34m)

Front aspect double glazed window, built-in sliding wardrobes, radiator and laminate flooring.

Bedroom Two

11'3" x 7'11" (3.43m x 2.41m)

Rear aspect double glazed window, built-in wardrobes, radiator and laminate flooring.

Bedroom Three

10'0" x 6'9" (3.05m x 2.06m)

Front aspect double glazed window, built-in over stairs storage cupboard, radiator and laminate flooring.

Shower Room

6'7" x 5'7" (2.01m x 1.70m)

Shower cubicle with stainless steel mixer, riser and handheld shower attachment with glass shower screen, wall mounted wash hand basin into vanity unit, low-level W.C., rear aspect frosted double glazed window, towel rail, tiled walls and tiled flooring.

Rear Garden

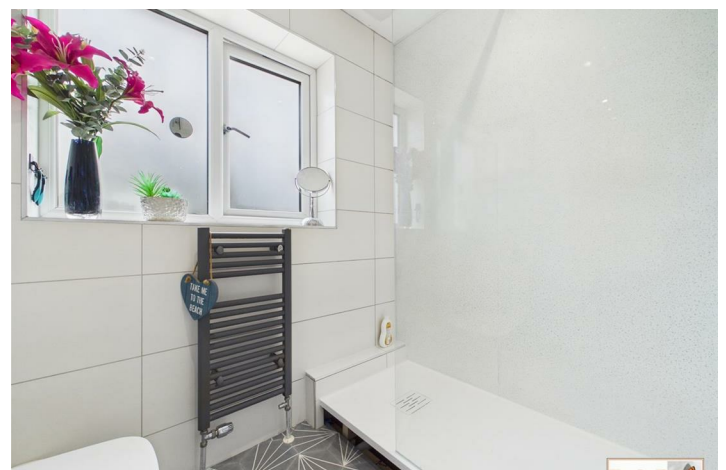
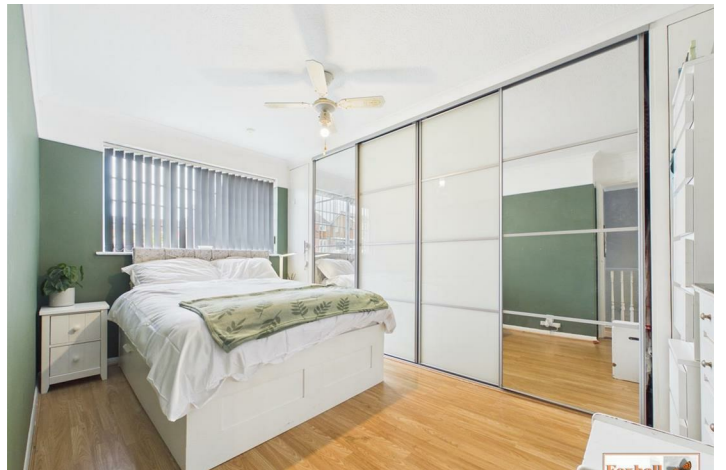
Enclosed to panel fencing the rear garden comprises of patio, decking and artificial turf areas. There is a wooden storage shed along with gated side and rear access.

Agents Notes

Tenure - Freehold

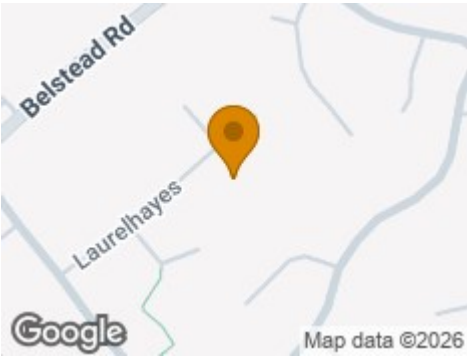
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



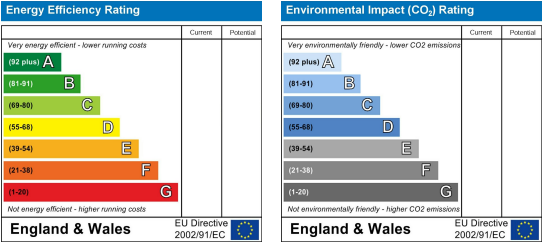
Floor Plan



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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