

Foxhall



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Nock Gardens

Kesgrave, Ipswich IP5 2DU

Asking price £280,000



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Front Garden

The front garden has been laid to purple slate and extends to the side with access to the rear garden via a gate. There is a pathway leading to the entrance door with exposed canopy porch with outdoor lighting,

Entrance Hallway

Accessed via a double glazed feature glass entrance door, UPVC double glazed window to front, radiator, wood effect flooring, stairs rising to first floor with very spacious storage cupboard under, doors giving access to the ground floor cloakroom, kitchen, lounge / diner and smooth coved ceiling.

Cloakroom

6'3" x 3'0" (1.93 x 0.92)

UPVC double glazed window to front, low-level W.C., radiator, pedestal wash hand basin with tiled splash-back, smooth coved ceiling and wood effect flooring.

Lounge/Diner

17'2" x 15'11" (5.24 x 4.86)

UPVC double glazed window to front, UPVC double glazed double doors giving access to the garden, two radiators, smooth coved ceiling and grey carpeted flooring.

Kitchen

9'2" x 7'9" (2.80 x 2.37)

UPVC double glazed window to side, space and plumbing for a washing machine, space for a fridge freezer, built-in oven, built-in hob with extractor hood over, 1 1/2 bowl sink with Victorian style mixer tap inset into a rolled edged worksurface with cupboards and drawers under and matching above, tile effect vinyl flooring, tiled splash-backs and smooth coved ceiling with inset spotlighting.

First Floor Landing

UPVC double glazed window to front, smooth coved ceiling, grey carpeted flooring and doors giving access to the bedrooms and the bathroom.

Bedroom One

13'10" x 9'11" (4.22m x 3.02m)

UPVC double glazed window to the front, radiator, smooth coved ceiling giving loft access with sliding hatch, supplied with retractable ladder, lighting and is part boarded, carpet flooring, two built in double wardrobes, telephone point and Sky TV aerial point.

Bedroom Two

11'10" x 8'5" (3.62 x 2.58)

UPVC double glazed window to front, smooth coved ceiling, grey carpeted flooring, radiator and an airing cupboard which houses the Baxi wall mounted boiler

Bedroom Three

10'9" x 7'1" (3.28 x 2.18)

UPVC double glazed window to side, radiator, smooth coved ceiling and carpeted flooring.

Family Bathroom

6'6" x 5'5" (2.00 x 1.66)

Low-level W.C., pedestal wash hand basin with a mixer tap, panelled bath with a mixer tap and shower attachment with shower screen, part tiled walls, shaver point, vinyl flooring, smooth coved ceiling with inset spotlighting, extractor fan and a radiator.

Rear Garden

The property has a southerly facing rear garden. There is a patio area which is a real sun trap and ideal for a mid morning cuppa, afternoon glass of wine or alfresco dining. There is an area of lawn and shed which the seller tells us will remain. A gate at the rear

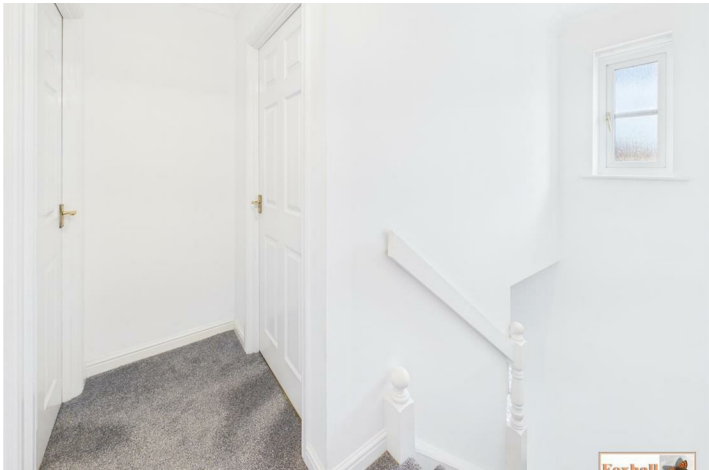
of the garden leads direct to the allocated double car park spaces behind.

Agents Notes

Tenure - Freehold

Council Tax Band- C







Road Map



Hybrid Map



Terrain Map



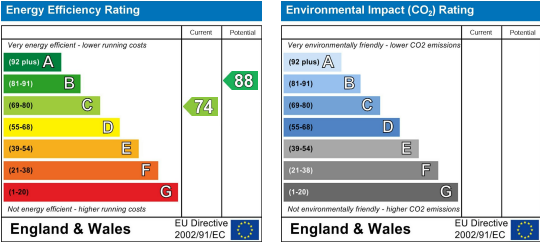
Floor Plan



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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