

# Foxhall



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## Lower Harlings

Shotley Gate, Ipswich, IP9 1QE

Guide price £220,000



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## Front Garden

Mainly laid to lawn with mature hedges and shrubs and a border, pathway to the front door, outside storage cupboard which is quite a deep which also has the electric fuse board in. There is an allocated parking space which is nearest space in the car park to the property with further parking spaces for visitors. The car park serves four houses.

## Entrance Hallway

Tiled flooring, stairs up to the first floor, door to a large cupboard with storage for coat, shoes etc, radiator and door into the lounge.

## Lounge

16'10 x 10'6 (5.13m x 3.20m)

Engineered oak flooring, feature fireplace with a inset multi-fuel wood burner which has also got a back boiler to supply heat etc, double glazed window to the front, double glazed patio door to the rear, double glazed side windows either side and double glazed single door into the sunroom, door through to the hallway, radiator and aerial points.

## Kitchen / Breakfast Room

14'7 x 9'10 (4.45m x 3.00m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, wine racks, integrated Zanussi double oven, inset Samsung microwave/convector cooker, large side cupboards for pans etc, new Zanussi induction hob with an AEF stainless steel extractor fan, integrated new dishwasher, space and plumbing for a washing machine, inset Butler style FRANKE sink with a mixer tap over, quartz worksurfaces over, tiled splash-back, tiled flooring, double glazed window to the rear with fitted roller blind, radiator, larder cupboard and a further large understairs cupboard with shelving and storage and space for a full height fridge freezer.

## Sunroom / Dining Room

9'10 x 8'5 (3.00m x 2.57m)

Double glazed door into the conservatory and to the rear garden, double glazed windows either side, double glazed windows to all three sides, brick and UPVC construction, UPVC roof, tiled flooring, wall lights and electric.

## Landing

Doors to bedrooms one, two and the family bathroom.

## Bedroom One

16'8 x 10'6 (5.08m x 3.20m)

Dual aspect room with double glazed windows to front and back, radiator, laminate flooring and a airing cupboard housing the water tank and various bedroom furniture all to stay.

## Bedroom Two

16' x 9'4 (reducing to 6'10) (4.88m x 2.84m (reducing to 2.08m))

Double glazed window to the front, radiator and laminate flooring.

## Bathroom

9'4 x 5'7 (2.84m x 1.70m)

Jacuzzi bath with separate hot and cold taps with a Mira electric shower over, pedestal wash hand basin, low-flush W.C, obscure double glazed window to the rear, fully tiled walls, radiator and tiled floor.

## Rear Garden

55'5" x 34'9" reducing to 22'5" (16.89m x 10.59m reducing to 6.83m )

Lovely raised decking area with undercover area leading to a pathway down the rest of the fully enclosed garden which widens at the bottom. Mainly laid to lawn with borders packed with shrubs, such as camelias, roses,

thyme and rosemary, bulbs and flowers, greenhouse to stay. Patio area at rear including large ornamental fish pond with further mature plant screening such as trees and camelia and jasmine bush, greenhouse to stay and a large shed 11'1" x 9'2" approx. with power in the shed which feeds the pump for the pond which is to stay, further large storage area behind the shed where the garden continues for several metres with outside electrics, outside tap and two water butts.

### Garage

Single garage en bloc with double wooden doors to open, this can be accessed by a pathway at the front of the house which goes down past further houses to the block garages and the road to the side of Lower Harling's.

### Agents Notes

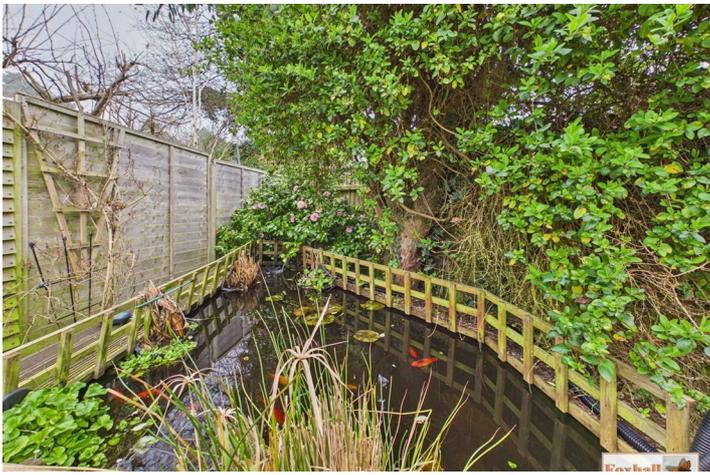
Tenure - Freehold

Council Tax Band - A









## Road Map



## Hybrid Map



## Terrain Map



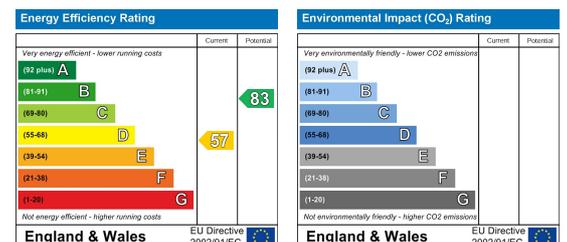
## Floor Plan



## 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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