

# 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



## Bilberry Road

Ravenswood, Ipswich, IP3 9GQ

Price £315,000



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## Front Garden

Has a shingle and stone border with a mixture of shrubs and hedges and a small pathway to the front door with off-road parking for two cars comfortably via a block paved driveway leading to the garage with a EV charge point and a gate into the rear garden.

## Entrance Hallway

Entry via a double glazed obscure door facing the front, double glazed window facing the side, lino flooring, radiator, door to the cloakroom W.C., access to the stairs, door to the lounge and double internal doors to the dining room.

## Lounge

16'4" x 10'10" (4.98m x 3.30m)

Double glazed window facing the front, double glazed sliding patio doors to the rear going out into the conservatory, feature fireplace with a wooden surround, coving and carpet flooring.

## Dining Room

11'7" x 8'4" (3.53m x 2.54m)

Double glazed window facing the front, coving, radiator, lino flooring and a door into the kitchen.

## Kitchen

9'3" x 7'3" (2.82m x 2.21m)

Double glazed window facing the rear, wall and base fitted units with cupboards and drawers, space for a fridge freezer, built-in oven, gas hob with a cooker hood above, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap over, tiled splash-back, lino flooring and the kitchen then extends into a utility space.

## Utility Space

7'4" x 5'2" (2.24m x 1.57m)

Wall and base fitted units, worksurface, plumbing for a

washing machine, space for a tumble dryer, tiled splash-back, lino flooring and a double internal door into the conservatory.

## Conservatory

14'11" x 8'9" (4.55m x 2.67m)

Double glazed windows to rear and sides all around the conservatory with double glazed double French style doors going out into the rear, thick blinds, tiled flooring, power points and a radiator.

## Downstairs W.C.

Double glazed obscure window facing the side, low-flush W.C., pedestal wash hand basin with tiled splash-back, radiator and lino flooring.

## Landing

Double glazed window facing the rear, radiator, access to the loft and doors to bedrooms one, two, three and the bathroom.

## Bedroom One

11'3" x 8'10" (3.43m x 2.69m)

Double glazed window facing the rear, radiator, built-in sliding mirrored wardrobes, carpet flooring and door to en-suite shower room.

## En-Suite

7'6" x 4'8" (2.29m x 1.42m)

Double glazed obscure window facing the front, extractor fan, shaver point, step-in shower cubicle, low-flush W.C., vanity wash hand basin with a mixer tap and half tiled walls and splash-back.

## Bedroom Two

9'6" x 8'5" (2.90m x 2.57m)

Double glazed window facing the front, radiator, carpet flooring and sliding mirrored built-in wardrobe.

### Bedroom Three

8'6" x 8'0" (2.59m x 2.44m)

Double glazed window facing the front, carpet flooring and a radiator.

### Bathroom

8'6" x 5'6" (2.59m x 1.68m)

Double glazed obscure window facing the rear, extractor fan, panel bath with a mixer tap and a shower attachment over (please note a panel will be fitted), pedestal wash hand basin, low-flush W.C., radiator and half-tiled walls and splash-back.

### Rear Garden

North easterly facing fully enclosed rear garden enclosed by panel fencing with a mixture of trees and shrubs with pathways and a large decking area perfect for seating, entertaining and alfresco dining, a private patio area with a pergola which is perfect for relaxing and privacy. The garden is mostly laid to lawn with an outside tap and a side gate going to the driveway.

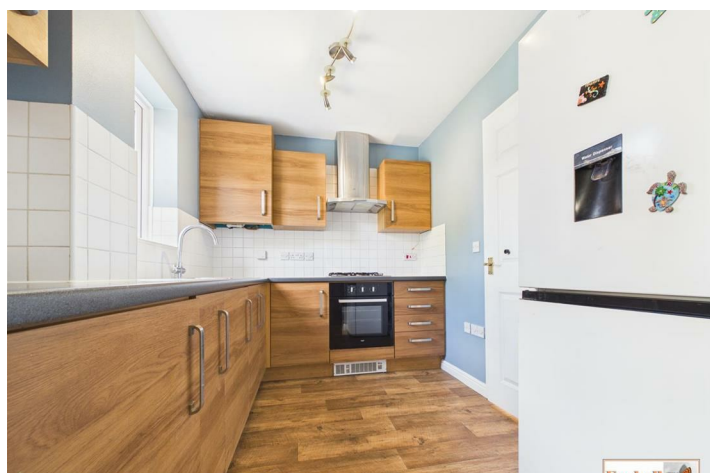
### Garage

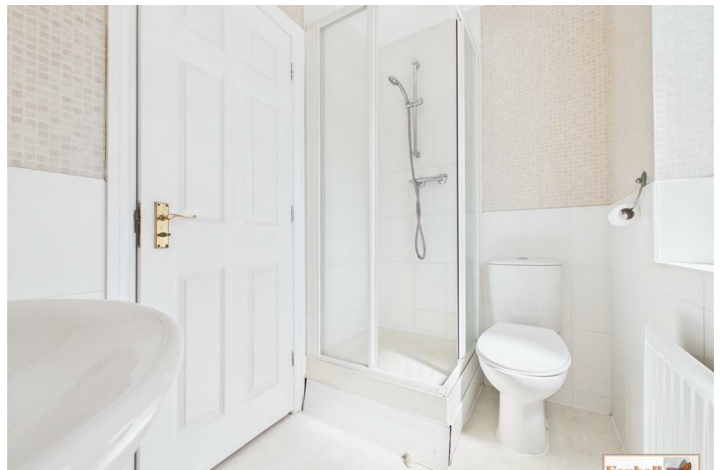
Manual up and over door with power and lighting and a door to the side going out into the garden.

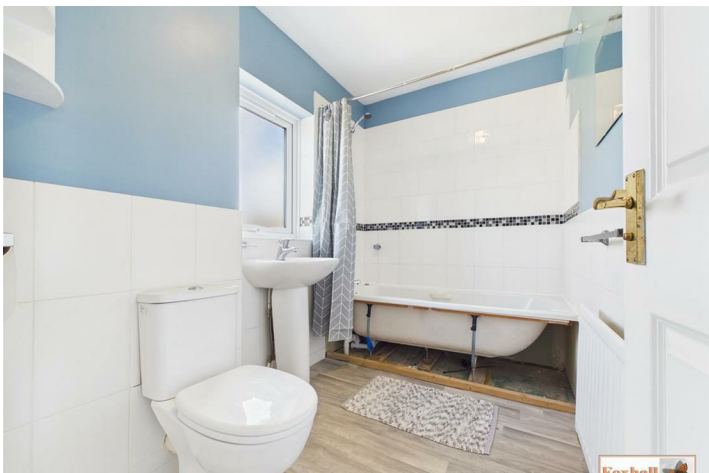
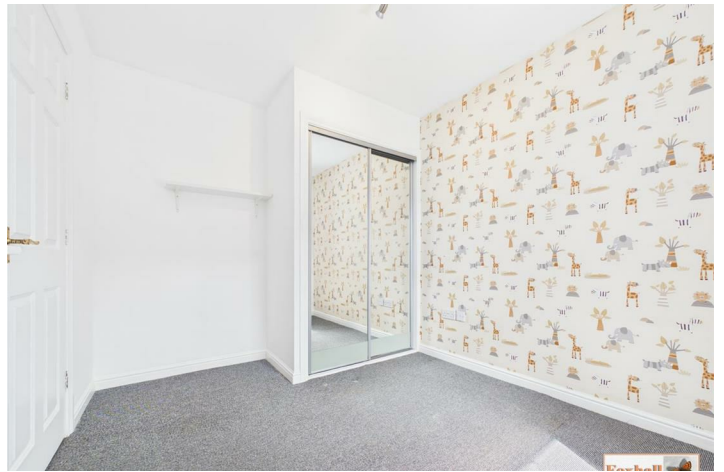
### Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



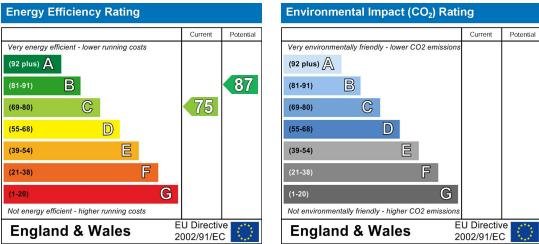
Floor Plan



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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