

# Foxhall



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## The Becketts

Stowmarket, IP14 1TZ

Price £325,000



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## Front Garden

Off-road parking for two cars via a block paved driveway, there are pebble borders with a short path to the front door with a mixture of shrubs, trees and hedges, access to the garage and a gate leading into the rear garden.

## Entrance Hallway

Entry via a double glazed obscure door facing the front into a lovely wide entrance hall, access to the stairs, radiator, coving, door to the downstairs cloakroom W.C., door to the lounge, understairs cupboard and a door into the kitchen.

## Downstairs W.C.

Double glazed obscure window to the side, coving, radiator, vanity wash hand basin with mixer taps and a low-flush W.C.

## Lounge Area

13'10" x 10'4" (4.22m x 3.15m)

Coving, wall lights, radiator, mid height dado rail, double double glazed French style doors going out into the conservatory and an open archway to the dining area.

## Dining Area

10'0" x 8'5" (3.05m x 2.57m)

Double glazed window facing the rear, coving, mid height dado rail and a radiator.

## Kitchen

10'0" x 8'9" (3.05m x 2.67m)

Double glazed window facing the front and a double glazed UPVC door facing the side going out into the rear garden. Wall and base fitted units with cupboards and drawers, 1 1/2 sink bowl and drainer unit with a mixer tap over, plumbing for a washing machine, built-in oven, gas hob and cooker hood

above, wall mounted Worcester combi boiler, radiator, plumbing for a water softener, tiled splash-back, coving and space for a fridge.

## Conservatory

9'2" x 8'8" (2.79m x 2.64m)

Lighting with a fan with remote control, double glazed windows to the rear and side, double glazed French style doors to the side going out into the garden, power and underfloor heating with a wall control panel.

## Landing

Double glazed picture arch window facing the front, access to the loft, coving, over stairs storage cupboard and doors to bedrooms one, two, three and the bathroom.

## Bathroom

6'11" x 5'7" (2.11m x 1.70m)

Double glazed obscure window to the side, extractor fan, shaver point, stainless steel heated towel rail, panel bath with a mixer tap and a separate shower over, pedestal wash hand basin with hot and cold taps, low-flush W.C., half tiled walls and tiled splash-back.

## Bedroom One

12'2" x 10'5" (3.71m x 3.18m)

Double glazed window facing the rear giving you beautiful views of Chilton fields, coving and a radiator

## Bedroom Two

9'7" x 8'6" (2.92m x 2.59m)

Double glazed window facing the rear with beautiful views over Chilton fields, built-in mirrored sliding wardrobes, radiator and coving.

### Bedroom Three

8'10" x 8'1" (2.69m x 2.46m)

Double glazed window facing the front, coving and a radiator.

### Rear Garden

Beautifully presented mature fully enclosed south facing rear garden, mostly laid to lawn with flowerbed borders with a range of mature trees, plants and shrubs giving it loads of character. Access to a shed, large patio area and a separate tucked away seating area, access down one side giving you a perfect place to store and hide the bins, outside tap and a gate leading you to the driveway. With the property being at the end of a cul-de-sac position the properties garden is adjacent to Chilton fields.

### Garage

Manual up and over door with a single glazed window to the side and a single glazed door giving you entry into the garden, garage has its own electricity supply and has full power and lighting and currently has worksurfaces across the back with base and eye-level units and current owners keeps the freezer in there.

### Agents Notes

Tenure - Freehold

Council Tax Band - C









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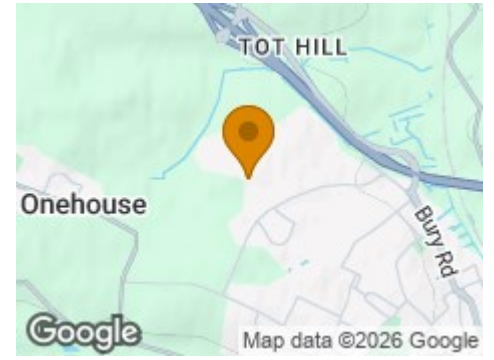
## Road Map



## Hybrid Map



## Terrain Map



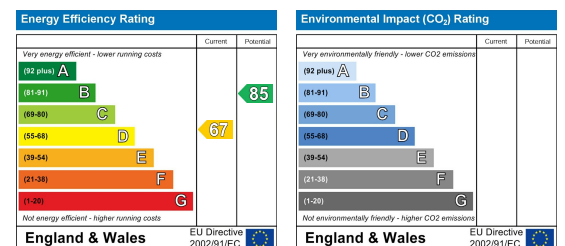
## Floor Plan



## 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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