

Foxhall



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Wallace Road

North West Ipswich, IP1 5DA

Offers in excess of £175,000



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Front Garden

Fence with two metal gates, one is a pathway to the front door and the second one is a pathway to the garden, mature hedging to the front and an open porch.

Entrance Hallway

Door leading into the entrance hallway, carpet flooring, radiator, stairs up to the first floor and door to the lounge / diner.

Lounge / Diner

22'9" x 10'4" (6.93m x 3.15m)

Lounge Area - Glazed bay window to the front, radiator, aerial point, carpet flooring and through to the dining area.

Dining Area - Radiator, glazed window to the rear and a door to the kitchen.

Kitchen

8'6" x 8'5" (2.59m x 2.57m)

Comprising of wall and base units with cupboards and drawers under worksurfaces over, stainless steel sink bowl drainer unit with separate hot and cold taps over, glazed window to the side, door to access the rear garden, splash-back tiling, vinyl tile flooring, space for a free standing electric oven, archway through to the utility room, large under stairs cupboard, radiator and a phone point.

Utility Area

8'4" x 5'8" (2.54m x 1.73m)

Radiator, space for a full height fridge freezer, further cupboards and worksurfaces, splash-back tiling, space and plumbing for a washing machine, space for an under counter freezer or dryer and a glazed window to the side.

Landing

Doors to bedrooms one, two and three and the bathroom and a door to a large storage cupboard.

Bedroom One

13'10" x 10'11" (4.22m x 3.33m)

Two glazed windows to the front, carpet flooring and a radiator.

Bedroom Two

9'9" x 8'1" (2.97m x 2.46m)

Glazed window to the rear, radiator, a large built-in double wardrobe and carpet flooring.

Bedroom Three

8'4" x 8'0" (2.54m x 2.44m)

Single glazed window to the rear, radiator and a cupboard housing the airing tank and storage.

Bathroom

6'8" x 5'6" (2.03m x 1.68m)

Panelled bath with a Triton Cara electric shower over, pedestal wash hand basin, mid height W.C., laminate tile flooring, splash-back tiling, obscure glazed window to the side and access to the loft space (no ladder).

Rear Garden

17'7" x 60'4" (5.36m x 18.39m 4.759 x 2.352)

Hardstanding with a mid-height brick wall leading to a large patio area suitable for alfresco dining, 3/4 of the garden is laid to lawn with mature shrubs and plants including honeysuckle, roses, hydrangea along one border and at the rear there is a path that leads to the rear and a shed 15'7" x 7'8" at the rear of the property, outside tap, further lean to shed / potting shed and a pedestrian gate through to the front.

Workshop / Potting Shed

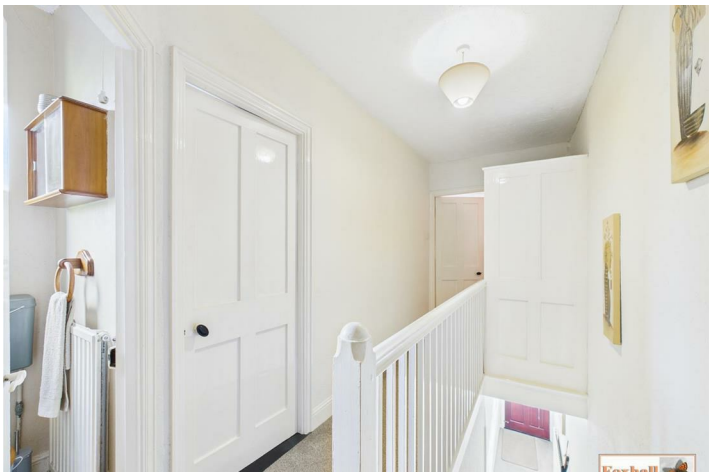
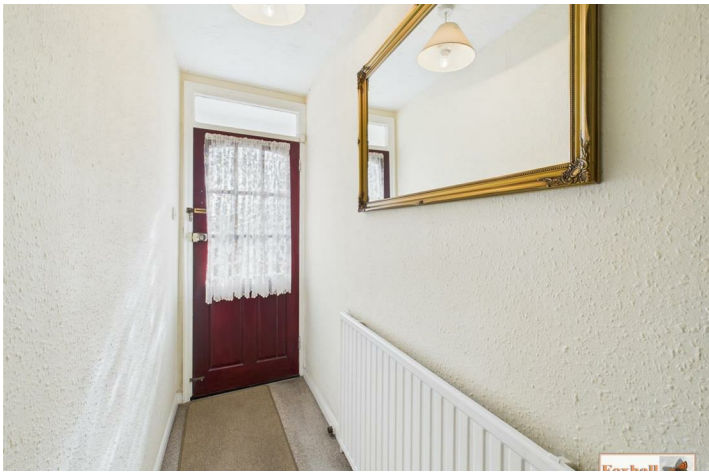
7'4" x 7'3" (2.24m x 2.21m)

With a door, window and has power.

Agent's Notes

Tenure - Freehold
Council Tax Band - B







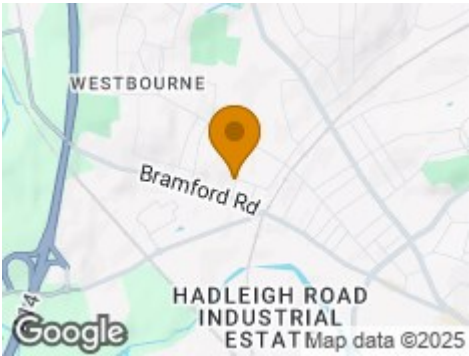
Road Map



Hybrid Map



Terrain Map



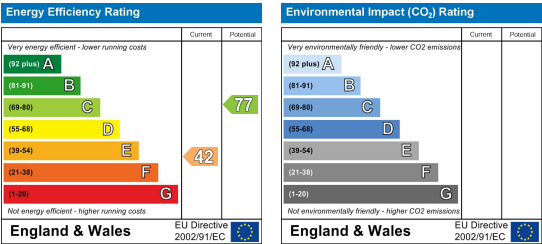
Floor Plan



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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