

# Foxhall



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## Queensdale Close

The Dales, Ipswich, IP1 4JZ

Price £280,000



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## Front Garden

Partly enclosed via a low height brick wall, plenty of off-road parking comfortably for 4/5 cars via a block paved extended driveway leading up to a garage, laid to lawn on the side with a mixture of flowerbed borders and mature plants and two small steps up to the front door with a gate next to the garage giving you access to the rear garden.

## Entrance Porch

8'0" x 4'4" (2.44m x 1.32m)

Entry via double glazed obscure door facing the front, spotlight, coving, double glazed window to the side, radiator and a single glazed internal door to the lounge.

## Lounge

17'6" x 11'3" (5.33m x 3.43m)

Large picture double glazed window facing the front, coving, mid height dado rail, radiator, wall lights, feature gas fire with a wooden mantle and stone base surround and an archway to the dining area.

## Dining Room

8'10" x 7'9" (2.69m x 2.36m)

Double glazed window facing the rear, coving, mid height dado rail, radiator and two internal single glazed doors one leads into the kitchen and the other leading to the mid lobby.

## Kitchen

10'0" x 8'11" (3.05m x 2.72m)

Double glazed window facing the rear, open storage area which currently houses a combi Baxi boiler and a consumer unit, this would make a perfect place to store a large fridge freezer. There are wall and base fitted units with cupboards and drawers, built-in electric oven and electric hob, 1 1/2 ceramic sink bowl and drainer unit with a mixer tap over, plumbing for a washing

machine, coving, tiled splash-backs, radiator and a with a double glazed UPVC obscure door facing the rear going out into the garden.

## Mid Lobby

Access to the loft, coving and doors to bedrooms one and two and the shower room.

## Bedroom One

11'3" x 10'7" (3.43m x 3.23m)

Double glazed window facing the front, coving, radiator and a built-in wardrobe which can be used as an airing cupboard because it houses a radiator.

## Bedroom Two

9'6" x 8'10" (2.90m x 2.69m)

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

## Shower Room

7'0" x 5'6" (2.13m x 1.68m)

Double glazed obscure window facing the rear, spotlights, extractor fan, coving, fully tiled walls, low-flush W.C., pedestal wash hand basin with hot and cold taps, walk-in shower cubicle with an electric shower, radiator and lino flooring.

## Rear Garden

Fully enclosed south westerly un-overlooked three tiered rear garden with a large patio area straight across the back of the property with access to an outside tap, flowerbed borders with an archway leading to the lower tier which is mostly laid to lawn enclosed by panel fencing and conifer hedges and has flower bed borders with a range of mature trees, plants and conifer trees . The second tier which is split by a low height brick wall has flowerbed borders and a mixture of mature trees and plants and gives you access to a small patio area, entry into the garage via a side door and the gate leading

to the front garden. The third tier which gives you access to a shed with raised flowerbed borders, potential for a vegetable garden with a mixture of mature tree and plants with shingle borders and a greenhouse. The property also gives you lovely views from the back feels secluded perfect for somebody who is green fingered.

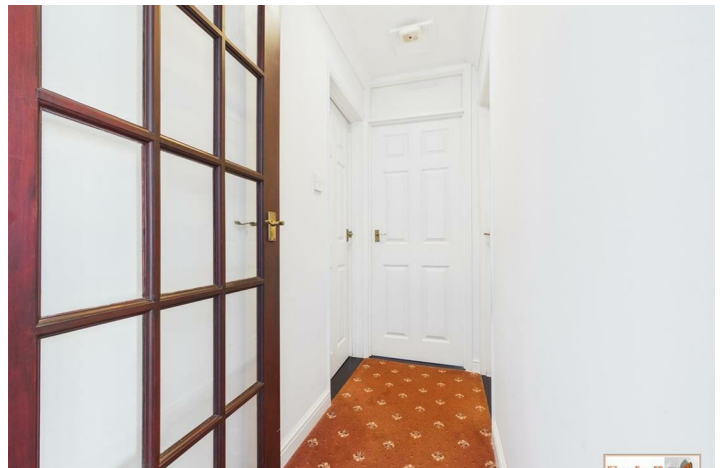
### Garage

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 - C







## Road Map



## Hybrid Map



## Terrain Map



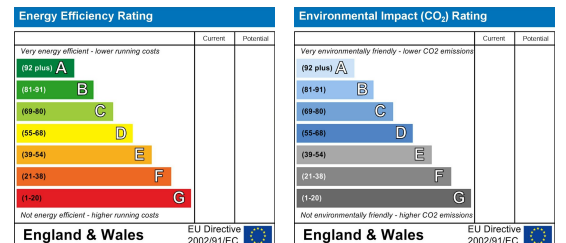
## Floor Plan



## 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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