

# Foxhall



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## St. Gotthards Avenue

Falcon Park, Ipswich, IP5 3RT

Price £160,000



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## Front Garden

Block paved driveway providing off-road parking with steps leading up to the entrance. The remainder of the garden has raised flower bed with shingle borders and patio walkway with dual access to the rear garden with outdoor lighting.

## Entrance Porch/Utility

7'3" x 5'0" (2.21m x 1.52m)

Access via UPVC double glazed entrance door, wood effect flooring, UPVC double glazed window to the rear, electric panel radiator, roll-edge worksurface with cupboards under and a UPVC double glazed door giving access to the entrance hallway.

## Entrance Hallway

Access via a side UPVC double glazed entrance door, radiator, carpeted flooring, coved ceiling, storage cupboard and doors giving access to the lounge.

## Lounge / Dining Area

19'4" x 11'0" (5.89m x 3.35m)

Lounge - UPVC double glazed window to side, UPVC double glazed bay window to front, radiator, coved ceiling, feature fireplace with electric flame effect fire inset and access to the dining area.

Dining Area - UPVC double glazed bay window to front, radiator, coved ceiling and door giving access to the kitchen.

## Kitchen/Breakfast Room

14'11" x 7'9" (4.55m x 2.36m)

UPVC double glazed window to side, single drainer sink with a mixer tap inset into a roll-edged worksurface with cupboards and drawers under and matching above, space and plumbing for a washing machine, built-in oven, built-in hob with extractor hood over, space for a

fridge freezer, radiator, breakfast bar, wood effect vinyl flooring, coved ceiling, tiled splash-backs, storage cupboard and a further cupboard housing a Worcester combi LPG boiler.

## Bedroom One

10'7" x 9'3" (3.23m x 2.82m)

UPVC double glazed window to side, coved ceiling, radiator, range of fitted drawers and bench seat and doors giving access to the dressing room and en-suite.

## Walk-in Dressing Room

5'62" x 4'0" (1.52m x 1.22m)

Coved ceiling, radiator, plenty of hanging spaces for clothes etc.

## En-suite

5'7" x 5'0" (1.70m x 1.52m)

UPVC double glazed obscure window to rear, shower cubicle with independent shower over, radiator, low-level W.C., pedestal wash hand basin with tiled splash-back, coved ceiling, extractor fan and carpeted flooring.

## Bedroom Two

10'7" x 9'4" (3.23m x 2.84m)

UPVC double glazed window to rear, radiator, carpeted flooring, range of fitted wardrobes and vanity units and coved ceiling.

## Shower Room

6'5" x 5'6" (1.96m x 1.68m)

Walk-in double shower cubicle, UPVC double glazed obscure window to side, extractor fan, low-level W.C., radiator, tile effect vinyl flooring, vanity wash hand basin with a mixer tap and tile splash-back and coved ceiling.

## Rear Garden

The property benefits from rear and side gardens, the rear has a patio to the left hand side of the property,

artificial lawn area and Calor gas tank, to right hand side with purple gravel and a decorative area with steps leading up to the side entrance.

**Agents Notes**

Tenure - Freehold

Council Tax Band - A





## Road Map



## Hybrid Map



## Terrain Map



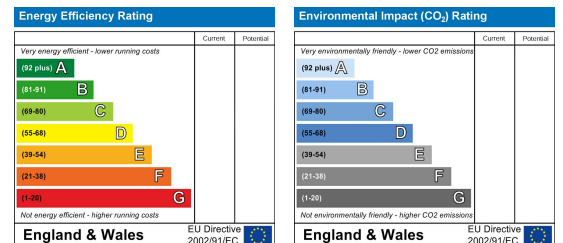
## Floor Plan



## 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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