

Foxhall



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Emerald Avenue

Ipswich, IP1 6FQ

Asking price £300,000

3 2 1 B



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Front Garden

The front garden is laid to lawn with lavender borders and a path leading to the front door. There is a driveway for two vehicles., Pod Point electric vehicle charger and gated side access to the rear garden.

Entrance Hallway

Front aspect UPVC door into the entrance hallway, side aspect door to the lounge, rear aspect door to the W.C. radiator, laminate flooring.

Lounge

13'4" x 12'0" (4.08 x 3.67)

Front aspect double glazed window, rear aspect door the kitchen/diner, stairs to the first floor, understairs storage cupboard, wood panelling, radiator, carpeted flooring.

Kitchen/Diner

15'7" x 7'11" (4.75 x 2.42)

Kitchen comprising of base and eye level units with square edge worktops, integrated electric oven, integrated gas hob with stainless steel extractor over, integrated sink and drainer, integrated fridge/freezer, integrated washing machine. Rear aspect double glazed French doors into the garden, rear aspect double glazed windows, radiator, laminate flooring.

W.C

Low level concealed cistern w.c., pedestal hand wash basin with tiled splashback, radiator, laminate flooring.

Landing

Doors to all bedrooms and the bathroom, loft access, wood panelling, carpeted flooring.

Bedroom One

10'8" x 10'8" (3.27 x 3.26)

Rear aspect double glazed window, built in mirrored sliding wardrobes, built in over stairs storage cupboard, radiator, acoustic panelling, carpeted flooring. Side aspect door to the en-suite.

En-Suite

Shower cubicle with stainless steel mixer, riser and handheld shower attachments, glass shower screen and tiled walls. Low level enclosed cistern w.c., pedestal hand wash basin, heated towel rail, side aspect frosted double glazed window, tiled flooring.

Bedroom Two

10'0" x 8'2" (3.05 x 2.51)

Front aspect double glazed window, radiator, carpeted flooring.

Bedroom Three

7'0" x 6'7" (2.15 x 2.02)

Front aspect double glazed window, radiator, wood panelling, carpeted flooring.

Bathroom

7'6" x 6'3" (2.29 x 1.93)

Panel bath with stainless steel mixer taps, shower mixer, riser and handheld attachments with glass shower screen. Low level enclosed cistern w.c., pedestal hand wash basin, heated towel rail, side aspect frosted double glazed window, tiled flooring.

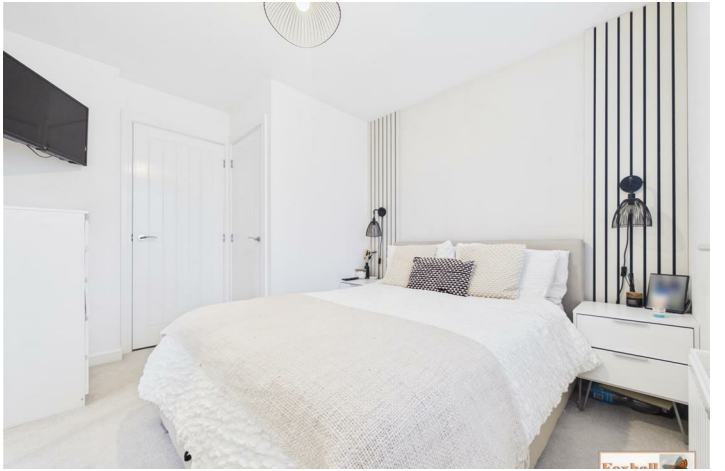
Rear Garden

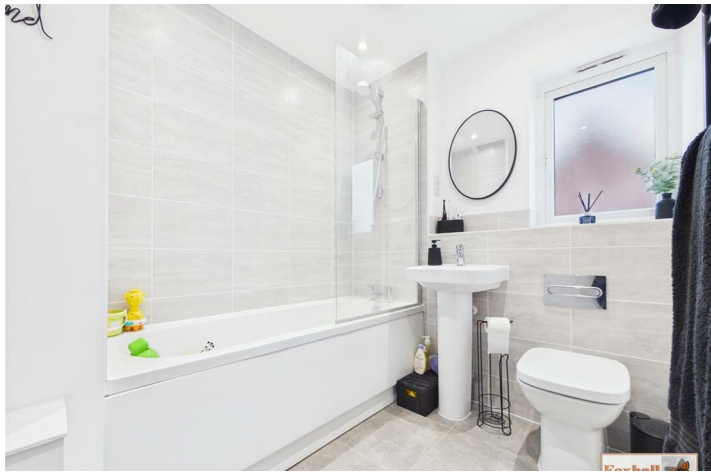
Enclosed to panel fencing the Westerly facing rear garden is mainly laid to lawn with a large patio area. There is a wooden storage shed and gated side access to the front of the property.

Agents Notes

Tenure - Freehold
Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



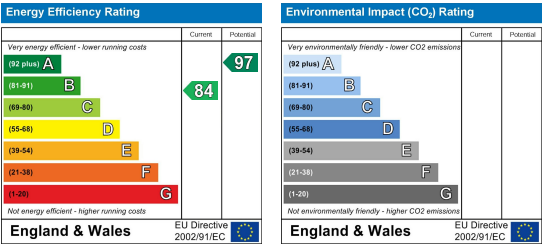
Floor Plan



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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