

# Foxhall



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## Abbey Close

Rendlesham, Woodbridge, IP12 2UD

Price £260,000



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## Front Garden

To the front of the property is a good sized driveway providing off-road parking for several vehicles with the remainder being laid to lawn with mature trees, shrubs and flower borders.

## Entrance Hall

Access via side entrance door, stairs rising to the first floor, doors giving access to the Lounge and Downstairs Cloakroom

## Downstairs Cloakroom

Double glazed window to side, low-level W.C., circle vanity wash hand basin with a mixer tap, chrome heated towel rail, tiled flooring, part tiled walls, textured ceiling and built-in storage cupboard.

## Lounge

14'0" x 12'2" (4.27m x 3.71m)

Double glazed window to front with views over the front garden, electric storage heater, textured and coved ceiling, cream carpeted flooring, marble feature fireplace with electric flame effect fire inset and access to the dining room.

## Kitchen

12'10" x 9'11" (3.91m x 3.02m)

Double glazed window to rear looking over the garden, space and plumbing for dishwasher and washing machine, space for a tumble dryer, built-in oven, built-in NEFF hob with NEFF extractor hood over, space for a fridge freezer, built in pantry cupboard, 1 1/2 bowl sink with Victorian style mixer tap inset into a roll-edged work surface with cupboards and drawers under and matching above, under unit lighting, tiled splash-back, textured ceiling with spotlighting and tile effect vinyl flooring.

## Dining Room

12'10" x 8'10" (3.91m x 2.69m)

UPVC double glazed double doors giving access to the garden, wood effect flooring, electric storage heater, textured and coved ceiling and access to the kitchen.

## Landing

Double glazed window to front and side, smooth coved ceiling with loft access, walk-in storage cupboard, airing cupboard, electric storage heater, carpeted flooring and doors giving access to both bedrooms and the bathroom.

## Bedroom One

13'6" x 12'3" (4.11m x 3.73m)

Double glazed window to front, built-in double wardrobe/storage area and a range of fitted wardrobes, carpeted flooring, textured and coved ceiling, telephone point and television point.

## Bedroom Two

11'3" x 11'2" (3.43m x 3.40m)

Double glazed window to rear with views over a woodland area, textured and coved ceiling, carpeted flooring and built-in double wardrobe.

## Shower Room

7'5" x 5'5" (2.26m x 1.65m)

Double glazed window to side, low-level W.C., walk-in double shower cubicle with shower over, pedestal wash hand basin, chrome heated towel rail, shaver light point, part tiled walls, vinyl flooring, textured ceiling with inset spotlighting and built-in storage cupboard

## Rear Garden

The mature rear garden commences with a paved patio area with a variety of shrubs, trees and flowers, pergola, garden shed, decorative stone area and raised flower bed, outside tap and backs onto woodlands. The rear garden also extends to the side where there is currently

a greenhouse and is laid to paved patio. There is gated side access to the rear garden and an outside storage cupboard and outdoor lighting.

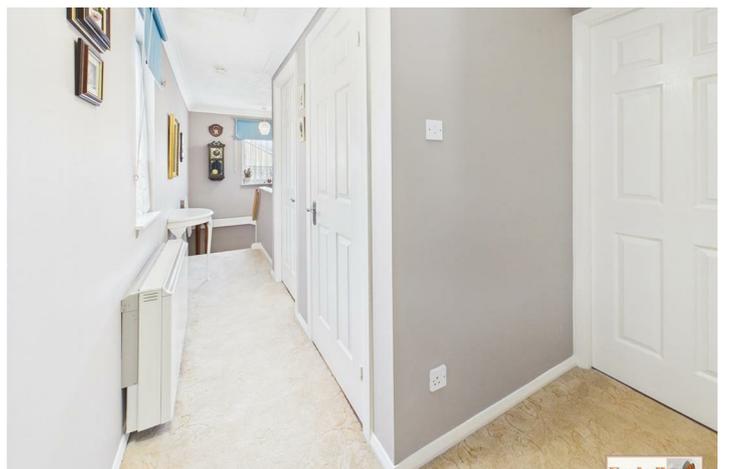
### Agents Notes

Tenure - Freehold

Council Tax Band - A

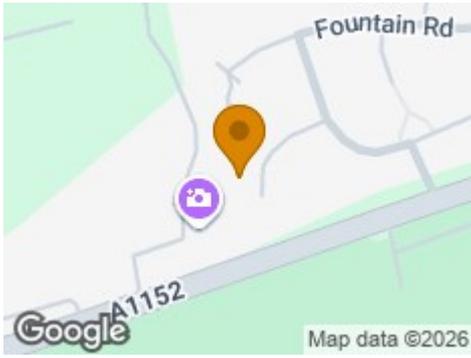
Subject to Probate - This has been applied for.







## Road Map



## Hybrid Map



## Terrain Map



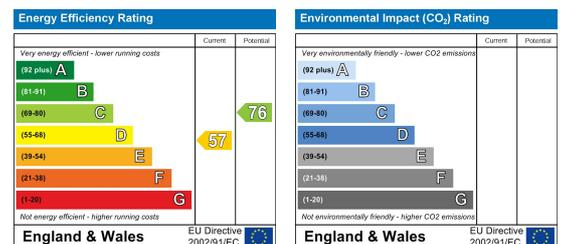
## Floor Plan



## 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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