

Foxhall



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Yew Tree Rise

Pinewood, Ipswich, IP8 3RJ

Guide price £185,000



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Front Garden

Pathway to the front door, some mature planting and grass area, further grass area opposite with curly willow and a pedestrian access to the rear garden. The allocated parking is accessed via pathway to the side of the row of properties.

Entrance Porch

Entrance door into the entrance porch, power and light, glazed window to the side, original wood flooring and obscure double glazed door into the lounge/kitchen/diner.

Lounge/Diner/Kitchen Area

17'1" x 12'3" (5.21m x 3.73m)

Lounge/Diner - Stairs up to the first floor, original wood flooring, radiator, double glazed bay window to the front with fitted blinds, understairs cupboard and through to the kitchen area.

Kitchen Area - Comprising wall and base fitted units with cupboards and drawers under, solid wood worksurfaces over, double butler sink with a mixer directional tap over, Miele fitted oven with an NEFF induction hob over and glass and stainless steel extractor fan over, splash-back tiling, under counter lights, original wood flooring, breakfast bar with solid wood worksurfaces as well as deep pan drawers, double glazed window to the rear and space and plumbing for a fridge / freezer, large double larder cupboard and double glazed door through to the conservatory.

Conservatory / Utility

10'11" x 7'9" (3.33m x 2.36m)

Space and plumbing for a washing machine, brick and UPVC construction, fitted metal blinds throughout, spotlights, tiled floor, double glazed French doors out to the rear garden with power and lighting.

Landing

Double glazed window to the rear, original wood flooring, doors to bedroom and bathroom, radiator and a cupboard housing the combi 30 HE boiler (last service was 5/6 months ago, it has had a new circuit board in that time as well).

Bedroom

12'3" x 9'10" (3.73m x 3.00m)

Double glazed bay window to the front with views over the fields and to the front, radiator, original wood flooring, large over stairs cupboard and a loft hatch.

Bathroom

6'10" x 6'3" (2.08m x 1.91m)

Panelled bath with a mixer tap and handheld shower over, vanity wash hand basin, low-flush W.C., obscure double glazed window to rear, splash-back tiling, extractor fan, heated towel rail and tiled floor.

Rear Garden

Low maintenance fully enclosed rear garden. Large patio area suitable for alfresco dining, outside tap, side area suitable for storage such as bikes, bins, etc and a pedestrian gate round to the front.

Parking

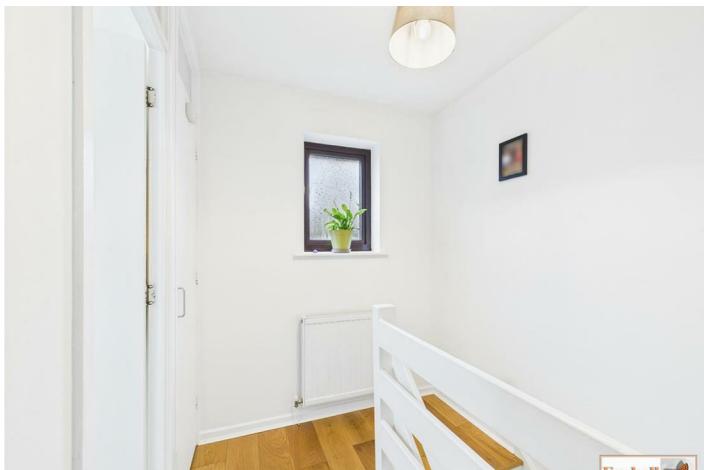
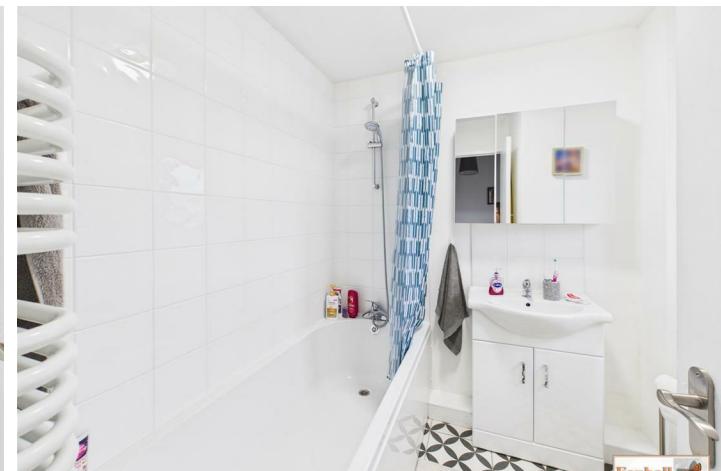
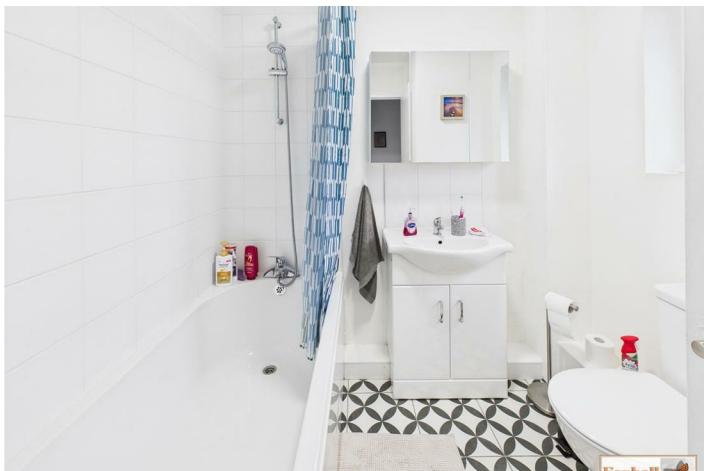
Allocated parking space in communal parking area. This is accessed via a pathway to the side of the row of properties.

Agents Notes

Tenure - Freehold

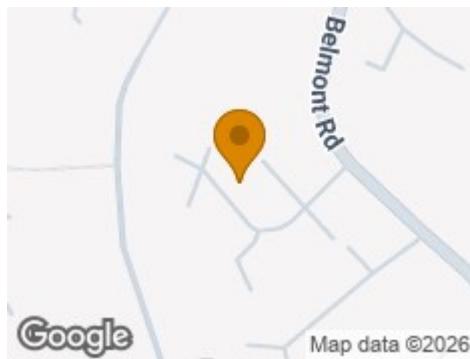
Council Tax Band - A







Road Map



Hybrid Map



Terrain Map



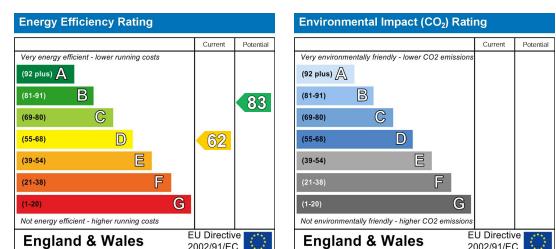
Floor Plan



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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