

# Foxhall



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## Gladstone Road

East Ipswich, IP3 8AT

Offers in excess of £300,000



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## Front Garden

Off-road parking to the front and part of the front garden being enclosed by walling and decorative stones.

## Main Entrance Hallway

Double glazed entrance door to entrance hallway with doors to dining room, sitting room/study.

## Study/ Potential Bedroom Five

10'5" x 9'9" (3.18m x 2.97m)

Strip flooring, two windows to the front, radiator and picture rail.

## Dining Room

13'1" x 10'3" (3.99m x 3.12m)

Cupboard under stairs, attractive fire surround, double glazed windows to rear, door to stairs and through to kitchen/breakfast area and door to the lounge.

## Lounge

14'0" x 11'0" (4.27m x 3.35m)

Radiator, double glazed French doors to the outside and through to the second entrance area.

## Second Entrance Area

2'11" x 2'4" (0.89m x 0.71m)

Obscure double glazed door to the front, double glazed window to the front and door to the downstairs cloakroom.

## Downstairs Cloakroom

4'3" x 3'11" (1.30m x 1.19m)

Low level W.C, wash hand basin with a mixer tap and a double glazed window to the front.

## Kitchen/Breakfast Room

22'8" x 8'1" (6.91m x 2.46m)

Well fitted comprising single drainer stainless steel sink unit, with a mixer tap and cupboards under, excellent

range of wooden work surfaces with cupboards, drawers and appliance space under. Wall mounted cupboards with a wall mounted cupboard housing the Ideal boiler (we understand it was fitted in 2019), extractor fan, through to breakfast area with an upright radiator and double glazed French doors leading out to the decking area outside.

## Landing

Access to the loft, storage cupboard, doors to bedroom one, two, three, four and the bathroom.

## Bedroom One

11'2" x 10'8" (3.40m x 3.25m)

Double glazed window to front and a radiator.

## Bedroom Two

10'9" x 10'4" (3.28m x 3.15m)

Two windows to front, wardrobe recess, radiator and laminated style flooring.

## Bedroom Three

9'5" x 8'8" (2.87m x 2.64m)

Double glazed window to rear and a radiator.

## Bedroom Four

9'3" x 7'6" (2.82m x 2.29m)

Double glazed window to rear and an upright radiator.

## Bathroom

6'3" x 5'11" (1.91m x 1.80m)

Panel bath with a mixer tap, separate shower (with rainfall and hand held showers) over the bath with screen, low level W.C, pedestal wash hand basin with a mixer tap, extractor fan, radiator and double glazed window to rear.

## Rear Garden

Rear garden commences with decked areas immediately

behind the dining room and kitchen/breakfast area. The area behind the kitchen/breakfast is enclosed by a picket fence with steps leading to a paved area with decorative stones. Around to the decked area behind the dining room and to the other side there are steps down to a large paved patio area ideal for entertaining, with sleeper borders and further steps down to another decked area with access down to a lower area which has been barked with a mature tree.

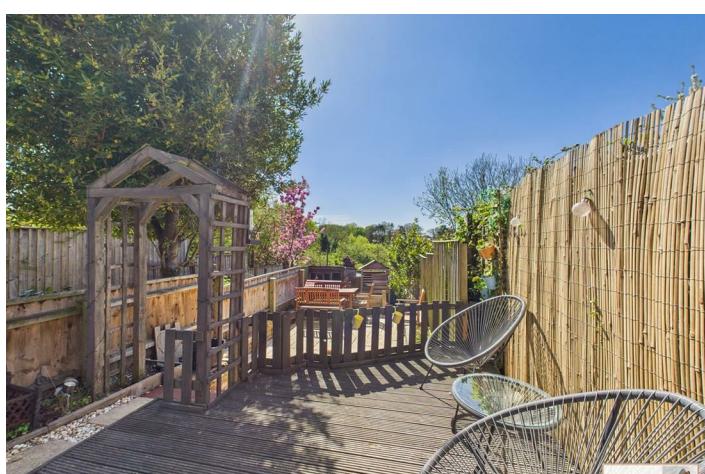
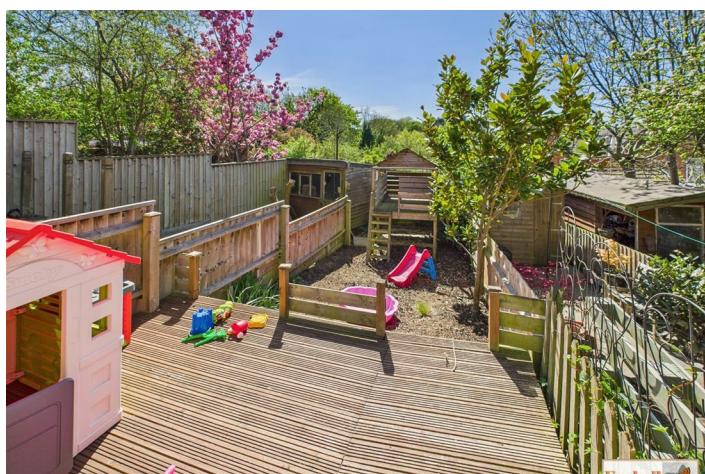
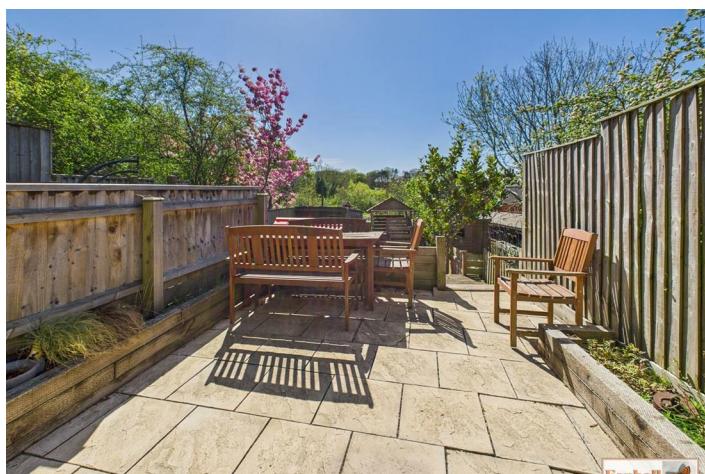
### Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



Map data ©2026

## Hybrid Map



## Terrain Map



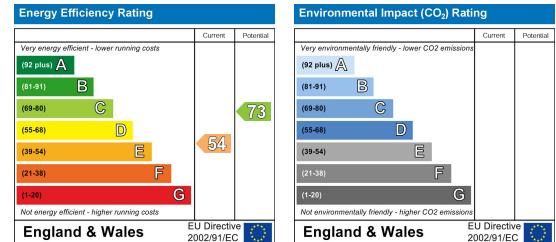
## Floor Plan



## 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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