

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

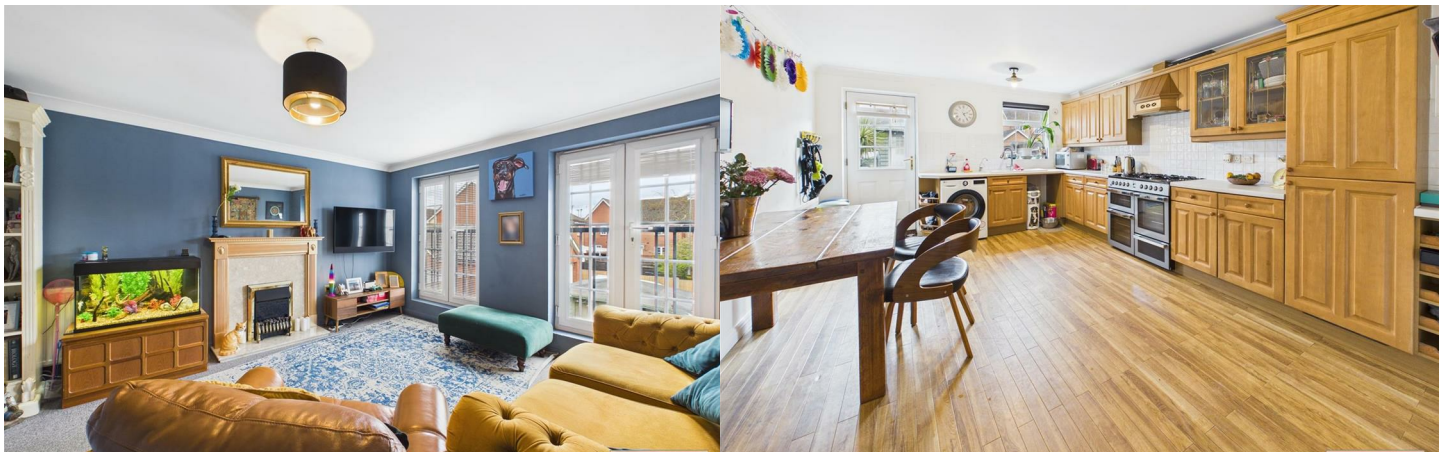
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Bartrum Lane

Kesgrave, Ipswich, IP5 2DP

Price £330,000



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Front Garden

To the front of the property there is an exposed canopy porch and pathway leading to the entrance door, outdoor lighting, a stone frontage for low maintenance and shared side access to the garage and off road parking.

Entrance Hall

Accessed via a double glazed entrance door, wood effect vinyl flooring, radiator and stairs rising to the first floor. Smooth coved ceiling and doors giving access to bedroom four / study and kitchen.

Kitchen / Diner

15'5 x 12'3 (4.70m x 3.73m)

UPVC double glazed Georgian style window to rear, double glazed door giving access to the rear, built in fridge, built in freezer, range oven with built in extractor fan, space for dishwasher or tumble dryer, space and plumbing for washing machine, one and a half bowl sink with Victorian mixer spray tap inset in a roll edge work-surface with cupboards and drawers under and matching above, water filter, tiled splash-backs, cupboard housing the wall mounted Patterson Suprima boiler (fully serviced and maintained), smooth coved ceiling, wood effect vinyl flooring and radiator.

Bedroom Four / Study

8'3 x 8'1 (2.51m x 2.46m)

UPVC double glazed Georgian style window to the front, wood effect flooring, storage cupboard, smooth coved ceiling and radiator.

Cloakroom W.C.

Low level W.C., pedestal wash hand basin, radiator, wood effect vinyl flooring, part tiled walls, smooth ceiling with extractor fan.

First Floor Landing

Stairs rising to the second floor landing, carpet flooring, smooth coved ceiling and doors giving access to bedroom three and lounge. Airing cupboard housing the boiler mate 2000 hot water storage.

Bedroom Three

12'4 x 8'9 (3.76m x 2.67m)

Two UPVC double glazed Georgian style windows to front, two radiators, smooth coved ceiling and carpet flooring.

Lounge

15'7 x 12'6 (4.75m x 3.81m)

Two UPVC double glazed Georgian style Juliette balconies to the rear, carpet flooring, feature fireplace with marble effect hearth and electric flame effect fire inset, smooth coved ceiling and door giving access to shower room.

Shower Room

6'6 x 3'3 (1.98m x 0.99m)

Double shower cubicle with block effect white tiles with independent shower and rainfall shower head, vanity wash hand basin with cascading mixer tap and tiled splash-backs, low level W.C., heated towel rail, tile effect vinyl flooring, extractor fan, smooth ceiling with inset spotlighting.

Second Floor Landing

Smooth ceiling, carpet flooring and doors giving access to bedrooms one and two and bathroom.

Bedroom One

12'6 x 10'10 (3.81m x 3.30m)

Two UPVC double glazed Georgian windows to rear, two radiators, carpet flooring, smooth ceiling and door giving access to the en-suite.

En-Suite Shower Room

9' x 4' (2.74m x 1.22m)

Fully tiled shower cubicle with independent shower over and extractor, pedestal wash hand basin, low level W.C., part tiled walls, smooth ceiling with inset spotlighting, shaver point and carpet flooring.

Bedroom Two

12'4 x 8'9 (3.76m x 2.67m)

Two UPVC Georgian style double glazed windows to the front, two radiators, loft access, built in double wardrobe, carpet flooring and smooth ceiling.

Family Bathroom

6'9 x 4'9 (2.06m x 1.45m)

Shaped panelled bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, tiled flooring, part tiled walls, shaver point with light, radiator, smooth ceiling with extractor fan.

Rear Garden

Commencing with an Indian sandstone patio and leads to a decked area which houses the summerhouse which has power and lighting and there is Victorian tile effect vinyl flooring which is accessed via a glazed entrance door. There is a double glazed window to the front. Outside tap, gated access to the garage and outdoor lighting. There is a drive providing off road parking and a garage which has an up and over door, power and lighting.

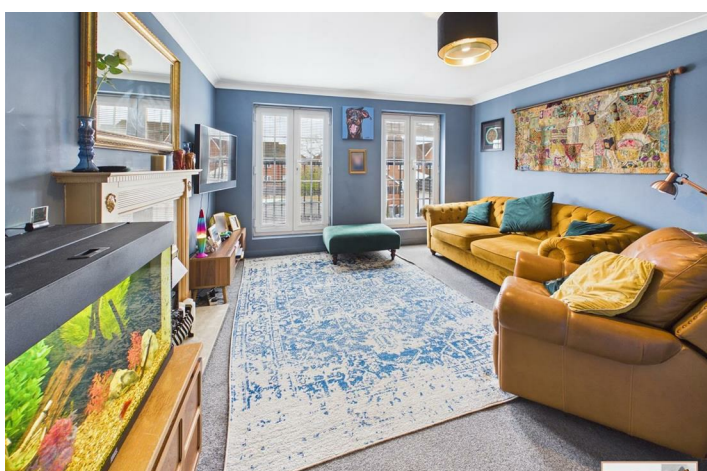
Garage

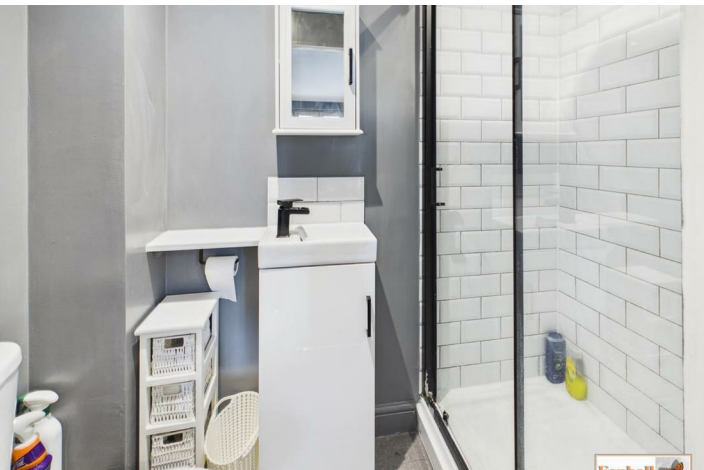
16'11 x 8'7 (5.16m x 2.62m)

Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



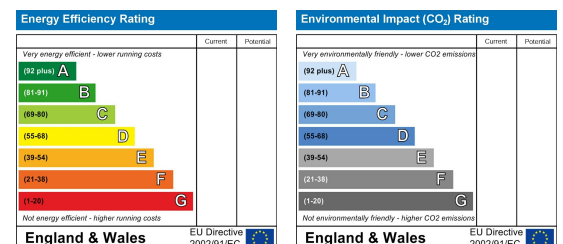
Floor Plan



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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