

Foxhall



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Felix Close

Kesgrave, Ipswich, IP5 1ES

Asking price £285,000



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Front Garden

Open plan and laid to shingle, there is a good width tarmac driveway at the front and additional parking could easily be accommodated on the shingle by tarmacking or block paving the shingle area.

Entrance Hallway

Porch with a further glazed door into the hallway and a window overlooking the patio, radiator, access to the loft, airing cupboard above with additional shelving storage space below and doors to all rooms.

Lounge

16'3" x 11'10" (4.95m x 3.61m)

Picture window to front offering uninterrupted views towards the entrance of Felix Close, gas fire in tiled surround, radiator and wall lights.

Kitchen

10'11" x 9'3" (3.33m x 2.82m)

Dual aspect kitchen which is easterly and southerly facing making this a lovely bright airy and sunny room for most of the day, good selection of fitted units comprising base, drawers, cupboards and eye-level units, 1 1/2 bowl sink unit, gas double oven and hob unit to remain with a extractor hood above, space for both an upright fridge freezer and plumbing for a washing machine, glazed eye-level cupboards and work surfaces, dishwasher to remain, double glazed door leading to the side patio, windows to side and rear and a radiator.

Bedroom One

11'11" x 9'0" (3.65 x 2.75)

Full width fitted wardrobes comprising double wardrobes, base drawers and cupboards, separate triple wardrobe unit and a matching bedside cabinet, radiator and a window to front.

Bedroom Two / Dining Room

11'10" x 11'9" (3.62 x 3.60)

Southerly facing patio doors to the rear making this a lovely sunny and bright room for virtually the whole year and a radiator.

Bedroom Three

9'7" x 9'2" (2.93 x 2.81)

Radiator and window to side.

Bathroom

5'7" x 4'11" (1.70m x 1.50m)

Bath, wash hand basin, Triton Martinique shower, downflow fan heater, window to side and a radiator.

Separate W.C.

W.C., wash hand basin, window to side and double eye-level cupboards.

Rear Garden

South facing with a patio area which is completely sheltered and is an absolute suntrap for most of the day. The garden is laid to lawn with neatly kept raised flower beds, fish pond, a greenhouse which we understand will remain, an outside tap, outside lighting, a side storage area and an additional easterly facing patio behind the garage and is enclosed by panel fencing.

Garage

27'2" x 8'4" (8.28m x 2.54m)

New Garolla electric operated door to the garage which was fitted in early 2025. The garage is much longer than average and it is supplied with light and power, personal door leading to the rear garden and a side access door.

Agents Notes

Tenure - Freehold

Council Tax Band - C





Road Map



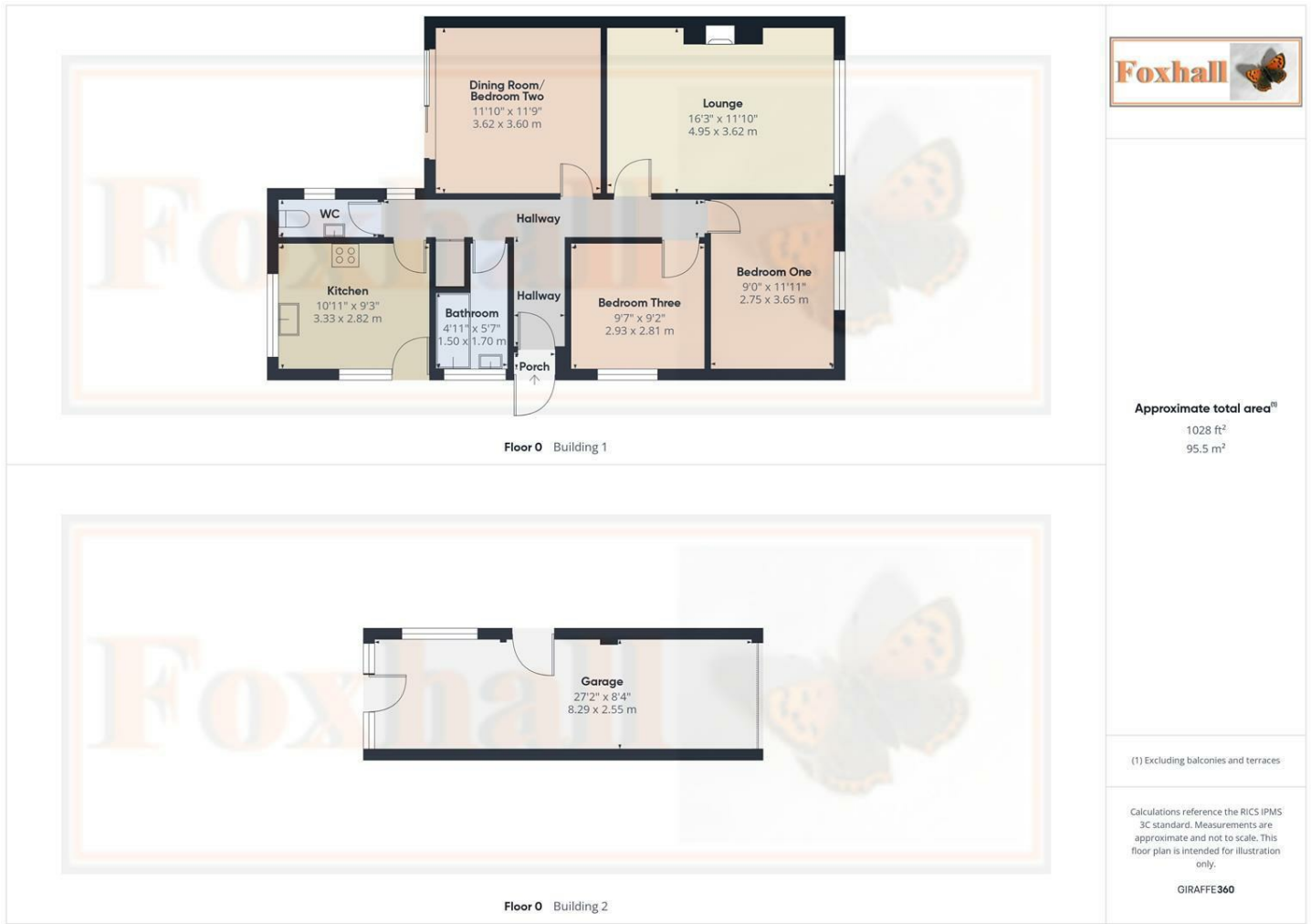
Hybrid Map



Terrain Map



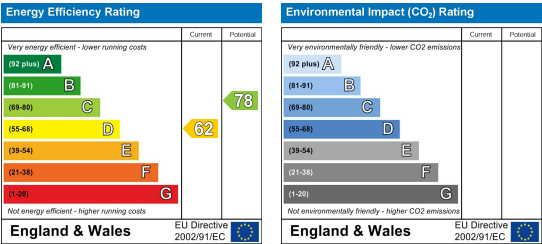
Floor Plan



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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