

Foxhall



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Dobbs Lane

Kesgrave, Ipswich, IP5 2PX

Price £400,000



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Front Garden

There is a landscaped garden to stone and shrubs with a drive providing off-road parking for several vehicles leading to a carport and the garage with gated side access to the rear garden with outdoor lighting.

Entrance Porch

Access via a side UPVC double glazed entrance door, tiled flooring and a further UPVC double door giving access to the entrance hallway.

Entrance Hallway

Textured and coved ceiling giving loft access, radiator, carpeted flooring, airing cupboard, storage cupboard and doors giving access to the lounge / diner.

Lounge / Diner

14'6" x 12'9" / 9'4" x 9'3" (4.42m x 3.89m / 2.84m x 2.82m)

UPVC double glazed patio door giving access to the rear garden, UPVC double glazed window to rear, carpeted flooring, textured and coved ceiling, gas flame effect fire with marble hearth, two radiators, television point and spotlighting.

Kitchen

11'5" x 8'8" (3.49 x 2.66)

UPVC double glazed window to side, UPVC double glazed door to side, single drainer stainless steel sink with cupboards under, rolled edge worksurface with cupboards and drawers under and matching above, radiator, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, wall mounted Baxi boiler, tiled splash-backs, tile effect vinyl flooring, textured and coved ceiling with spotlighting.

Bedroom One

12'8" x 9'4" (3.88 x 2.86)

UPVC double glazed window to front, radiator, textured and coved ceiling and carpeted flooring.

Bedroom Two

10'7" x 9'4" (3.23 x 2.86)

UPVC double glazed window to side, radiator, carpeted flooring and coved and textured ceiling

Bedroom Three

8'10" x 8'8" (2.71 x 2.66)

UPVC double glazed window to front, radiator, carpeted flooring and textured and coved ceiling.

Separate W.C.

5'7" x 2'10" (1.72 x 0.88)

UPVC double glazed window to side, low-level W.C., tiled effect vinyl flooring and a radiator.

Shower Room

8'8" x 5'2" (2.64m x 1.57m)

UPVC double glazed window to side, pedestal wash hand basin, shower cubicle with independent shower over, radiator, tile effect vinyl flooring, shaver point, textured and coved ceiling with an extractor fan.

Rear Garden

Well established and commences with a paved patio area with the remainder being laid to lawn with mature trees and shrubs. It is westerly facing and has a personal door giving access to the garage with an awning and outdoor lighting.

Garage

18'11" x 9'3" (5.79 x 2.82)

Up and over door with power and lighting and a UPVC double glazed personal door giving access to the rear garden.

Agents Notes

Tenure - Freehold

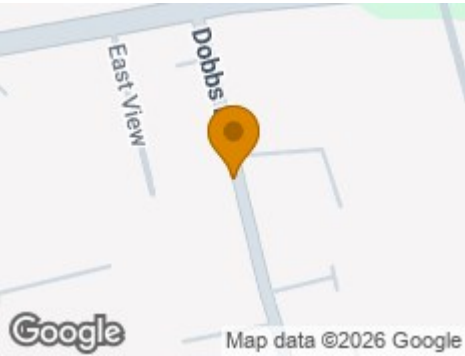
Council Tax Band - D







Road Map



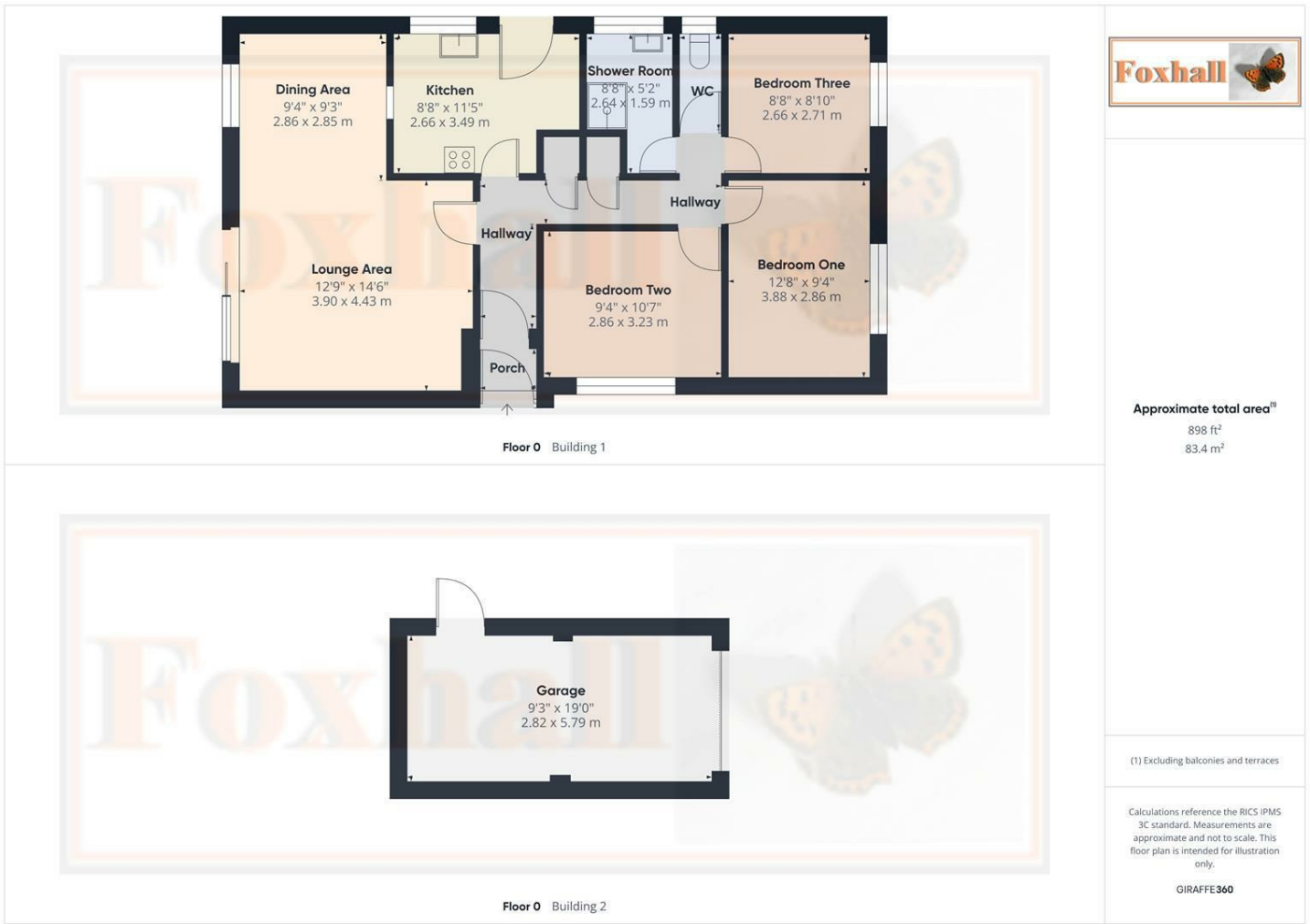
Hybrid Map



Terrain Map



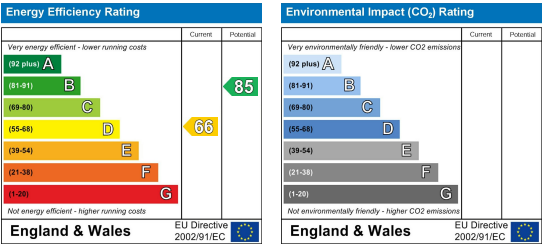
Floor Plan



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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