

Foxhall



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Grange View Mead Drive

Kesgrave, Ipswich, IP5 2HU

Price £340,000

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Communal Hallway

Accessed by a security entrance door with stairs leading up to first, second and third floors which all have their own private doors giving access to each level.

Entrance Hallway

Accessed via entrance door, carpeted flooring, stairs rising up to the lobby, security entry phone, radiator, under stairs storage cupboard, smooth ceiling and doors giving access to the bedrooms and bathroom.

Bedroom One

14'10" x 10'6" (4.52m x 3.20m)

UPVC double glazed patio door giving access to a Juliet balcony, UPVC double glazed window to front with automatic blinds, soft grey carpeted flooring, smooth ceiling, vertical wall radiator and door giving access to the en-suite.

En-Suite

7'11" x 3'10" (2.41m x 1.17m)

Double shower cubicle with independent shower over and rainfall shower head, vanity wash hand basin with a mixer tap and tiled splash-back, low-level W.C., vinyl flooring, chrome heated towel rail, smooth ceiling with inset spotlighting and extractor fan.

Bedroom Two

12'1" x 8'2" (3.68m x 2.49m)

UPVC double glazed window to the rear overlooking the greenswood and wooded area, grey carpeted flooring, smooth ceiling and a radiator.

Bedroom Three

10'8" x 8'6" (3.25m x 2.59m)

UPVC double glazed window to the rear overlooking the greenswood and wooded area, radiator, carpeted flooring and smooth ceiling.

Bathroom

8'2" x 5'9" (2.49m x 1.75m)

Four piece bathroom suite, UPVC double glazed window to side, shaped and panel bath with a mixer tap, low-level W.C., fully tiled shower cubicle with independent shower over and rainfall showerhead, floating vanity wash hand basin with a mixer tap and tiled splash-backs, half tiled walls, tile effect vinyl flooring, chrome heated towel rail, smooth ceiling with inset spotlighting and extractor fan.

Inner Hallway

Stairs going down to the first floor with a landing area which has wood effect flooring, door giving access to the kitchen area and also doors giving access to the cloakroom with a storage cupboard housing a wall mounted Baxi boiler and smooth ceiling.

Open Plan Kitchen / Dining / Lounge/ Study

28'6" x 19'4" reducing to 12'6" (8.69m x 5.89m reducing to 3.81m)

Kitchen Area - Three UPVC double glazed windows to rear overlooking the greenswood and wooded area, 1 1/2 bowl composite sink with a mixer tap inset into a composite worksurface with gloss grey cupboards and drawers under and matching above, built-in hob with stainless steel splash-back and stainless steel extractor over, built-in oven, built-in fridge, built-in freezer, built-in dishwasher, island unit breakfast bar with further storage underneath, wood effect flooring, smooth ceiling with spotlighting and access to the dining area and doorway to the inner hall.

Dining Area - Smooth ceiling with inset spotlighting, radiator and access to the lounge area.

Lounge Area - UPVC double glazed double sliding doors giving access to a Juliet balcony, wood effect flooring, satellite tv points, smooth ceiling with inset spotlighting

and access to a study area.

Study Area - Radiator, smooth ceiling with inset spotlighting and wood effect flooring.

Lounge / Study Area

19'4" x 7'11" (5.89m x 2.41m)

Lounge Area - UPVC double glazed double sliding doors giving access to a Juliet balcony, wood effect flooring, satellite tv points, smooth ceiling with inset spotlighting and access to a study area.

Study Area - Radiator, smooth ceiling with inset spotlighting and wood effect flooring.

Cloakroom W.C.

7'5" x 2'11" (2.26m x 0.89m)

UPVC double glazed window to rear, low-level W.C., wood effect flooring, vanity wash hand basin with a mixer tap and tiled splash-back, vanity mirror, chrome heated towel rail and smooth ceiling with extractor fan.

First floor Entrance

Wood effect vinyl flooring, carpeted stairs giving access to the utility area, security access phone and doors giving access to open plan living accommodation.

Utility Area

7'6" x 6'5" (2.29m x 1.96m)

UPVC double glazed door giving access to the roof terrace, space and plumbing for a washing machine, space for a tumble dryer, single sink with Victorian style mixer tap, rolled-edge worksurfaces, storage cupboard, smooth ceiling, UPVC double glazed window to side, wood effect vinyl flooring and steps giving access to the roof terrace.

Roof Garden

27'5" x 10'0" (8.36m x 3.05m)

Paved patio, outdoor lighting, glass balcony with views over Kesgrave and towards the tennis courts, outside tap and solar panels.

Parking

Two allocated parking spaces which are indicated by the number 12 and there is also a communal bin store.

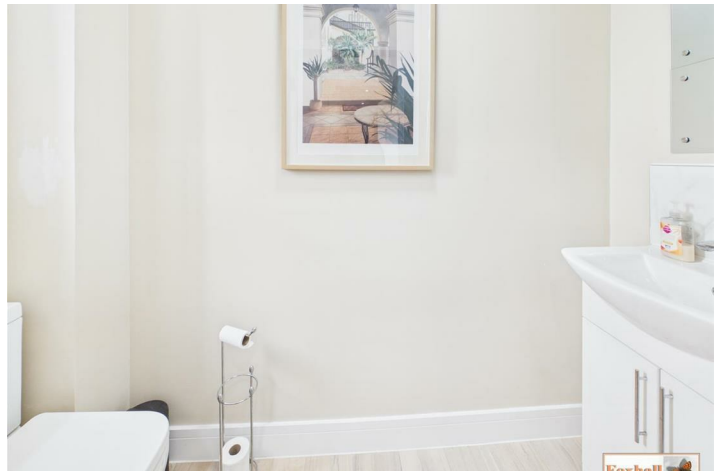
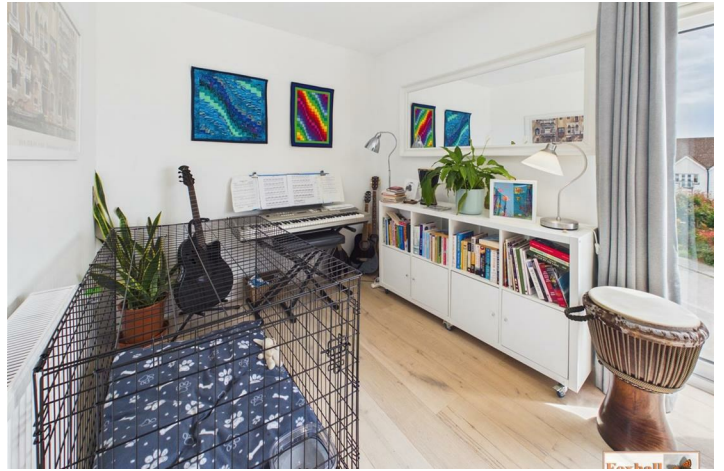
Agents Notes

Tenure - Freehold

Council Tax Band - C













Floor 0

- Bedroom One: 14'10" x 10'6" (4.55 x 3.22 m)
- Bathroom: 8'2" x 5'9" (2.49 x 1.77 m)
- Bedroom Two: 8'2" x 12'1" (2.50 x 3.69 m)
- En-Suite: 3'10" x 7'11" (1.19 x 2.44 m)
- Entrance Hallway
- Bedroom Three: 10'8" x 8'6" (3.26 x 2.59 m)

Floor 1

- Open Plan Kitchen / Dining Area / Lounge / Study Area: 28'6" x 19'4" reducing to 12' 6"
- Inner Hallway
- WC

Floor 2

- Roof Terrace: 10'0" x 27'5" (3.07 x 8.37 m)
- Utility Room: 6'5" x 7'6" (1.98 x 2.29 m)

Approximate total area⁽¹⁾

- 1046 ft²
- 97.2 m²

Balconies and terraces

- 201 ft²
- 26.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		85	85	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

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