

# Foxhall



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## Allington Close

East Ipswich, IP4 4HA

Price £200,000



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## Front Garden

Off road parking for one car comfortably via a concrete driveway giving access to the garage. Mainly laid to lawn with flower bed borders with a mixture of shrubs and mature plants.

## Entrance Hall

14' x 3' (4.27m x 0.91m)

Entry via a double glazed obscure door which faces the front with a double glazed obscure window above, door leading to the garage, door leading to the rear garden and a double glazed obscure door into the entrance lobby.

## Entrance Lobby

Access to the stairs and understairs cupboard, radiator and a door to the kitchen.

## Kitchen

8'9 x 8'9 (2.67m x 2.67m)

Double glazed window facing the rear, space for a fridge / freezer, space for an oven, plumbing for a washing machine, stainless steel sink bowl drainer unit with hot and cold taps, wall and base units with cupboards and drawers, lino flooring, radiator, tiled splashback, internal sliding door into the dining area.

## Dining Room

9'10 x 8'9 (3.00m x 2.67m)

Double glazed sliding patio doors going out to the rear garden, radiator, archway leading to the lounge.

## Lounge

13'3 x 10'6 (4.04m x 3.20m)

Double glazed large picture window facing the front and radiator.

## Landing

Double glazed window to the side, double glazed window to the front, access to the loft, airing cupboard housing the Baxi combi boiler (installed in 2021). Doors to bedrooms one, two and the wet room.

## Bedroom One

13'4 x 10'6 (4.06m x 3.20m)

Double glazed window to the front and radiator.

## Bedroom Two

11'9 x 8'11 (3.58m x 2.72m)

Double glazed window to the rear and radiator.

## Wet Room

7' x 5'11 (2.13m x 1.80m)

Double glazed obscure windows to side and rear, wall mounted wash hand basin with hot and cold taps, low flush W.C., tiled splashback, radiator, extractor fan, wet room style open electric shower and wet room style floor.

## Rear Garden

Fully enclosed north westerly facing rear garden, mainly laid to lawn, with patio area, flower bed borders with a mixture of mature shrubs and plants, greenhouse to stay, outside tap and access into the entrance lobby via a back door.

## Garage

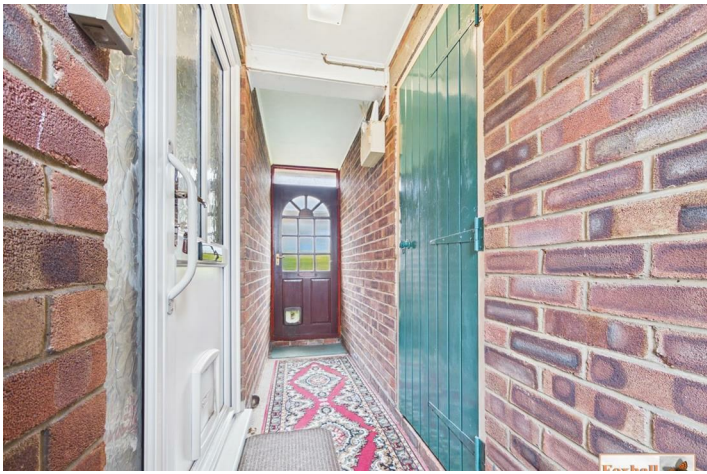
Double glazed obscure window to the rear, power, lighting and a manual up and over door for entry with a side door going out into the entrance hall.

## Agents Notes

Tenure - Freehold

Council Tax Band - B





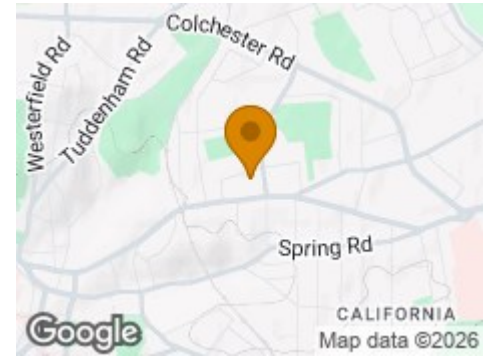
## Road Map



## Hybrid Map



## Terrain Map



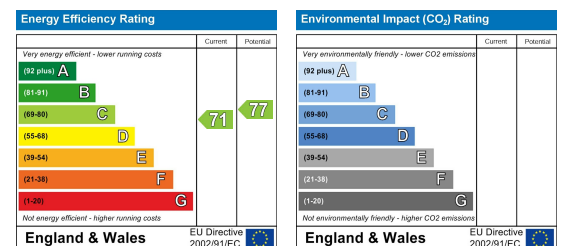
## Floor Plan



## 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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