

Foxhall



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Chilton Road

East Ipswich, IP3 8PE

Guide price £325,000



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Summary Continued

Ipswich's popular East area offers plenty of local amenities, good school catchment area (subject to availability), access to Ipswich Hospital, local bus routes to Ipswich town centre and easy access to A12/A14.

In the valuers opinion with a property being offered with no onward chain an early internal viewing is highly advised, so you don't miss out.

Front Garden

Mid height brick wall and fence, garden has blocked paved driveway suitable for off-road parking for a couple of cars. There is mature shrubs, trees and bulbs in the front garden and the block paved driveway extends all the way through to the garage, access and also a pedestrian gate to the rear garden and access to the front door of the property with an open porch which has a light and two lights on the driveway side of the property.

Entrance Hallway

Door into the entrance hallway, double glazed window to the side, laminate flooring, door to the dining room, door to the kitchen, door to bedroom one, two, family bathroom and utility cupboard, radiator, telephone point, coving and a access to the loft hatch.

Lounge

16'0" x 15'9" (4.88m x 4.80m)

Double glazed window to the side, large double glazed patio doors to the rear, laminate flooring, two radiators, feature fireplace with tiled surround and hearth and wood burner, aerial point and ornate coving.

Dining Room

10'4" x 7'10" (3.15m x 2.39m)

Laminate flooring, radiator, double glazed window to the side, display cabinet/serving hatch to the kitchen, ornate coving and door to the lounge.

Kitchen

10'4" x 7'9" (3.15m x 2.36m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, Asterite 1 1/2 sink bowl and drainer unit with removeable cover and a mixer tap over, freestanding gas oven with extractor over, tiled splash-back, laminate flooring, space for a full height fridge freezer, Velux roof light, spotlights, serving hatch/display cabinet to the dining room.

Utility Room

5'1" x 4'5" (1.55m x 1.35m)

Wall mounted Glo Worm boiler, space and plumbing for a washing machine, tumble dryer or dishwasher, power, Velux roof light, light, laminate flooring and shelving.

Family Bathroom

7'9" x 4'5" (2.36m x 1.35m)

Vanity wash hand basin with low-flush W.C. with concealed vanity back plate, splash-back tiling, corner bath with a mixer tap and handheld shower, heated towel rail, carpet flooring and a nextractor fan.

Bedroom One

14'6" x 9'2" (4.42m x 2.79m)

Double glazed window to the front, double glazed window to the side, radiator, carpet flooring, telephone points, over bed lights, airing cupboard housing the water tank and shelving, dimmer light switch, coving and door to the en-suite.

En-Suite

5'7" x 5'1" (1.70m x 1.55m)

Walk-in shower cubicle, low-flush W.C. with concealed back plate, vanity wash hand basin, extractor fan, fully tiled walls and carpet flooring.

Bedroom Two

14'3" x 7'9" (4.34m x 2.36m)

Double glazed window to the front, radiator, carpet flooring and a hatch into the loft which has a pull down ladder and a little step stool you can use up to the loft.

Loft Room

17'2" x 9'8" (5.23m x 2.95m)

Glazed window to the side, power, carpet flooring and eaves storage which is partially boarded. There is a full breeze block wall between the loft room and the other loft which isn't very big.

Rear Garden

98'5" x 23'11" approx (30 x 7.3 approx..)

Commences with a courtyard area with an inset pond which is approx. 14'9" x 27'10", this has a pedestrian gate to the driveway and a patio area suitable for alfresco dining leading to an archway with mature shrubs, trees and planting with a meandering path to the rear of the garden where there are copse of six birch trees and mainly laid to lawn, fully enclosed with a small shed to stay approx 5' x 7' and wood store. The second part of the garden is more intune to wildlife with bulbs and informal planting giving three very secluded different areas of the garden to enjoy from the formal courtyard to the landscaped rear garden and then a further area of wildlife filled currently with bluebells and apples trees at the rear of the garden.

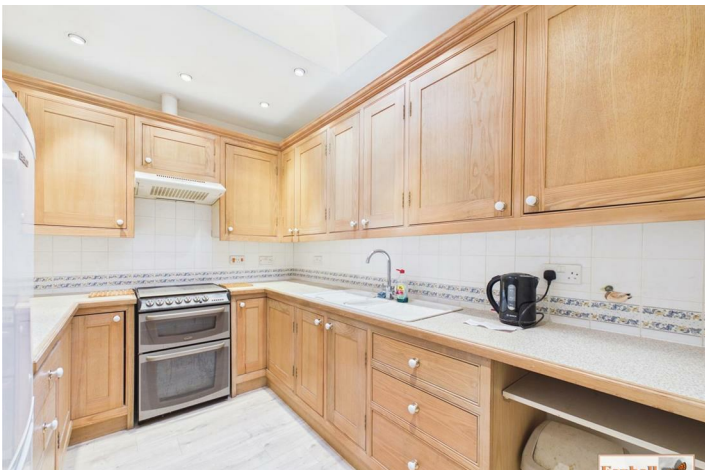
Garage

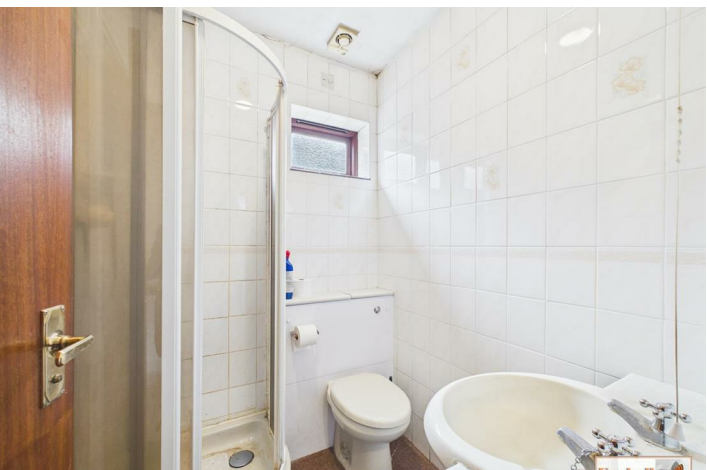
Manual up and over door, light and power with a pitched roof with plenty of space in the rafter storage, shelving and a pedestrian door to the rear garden.

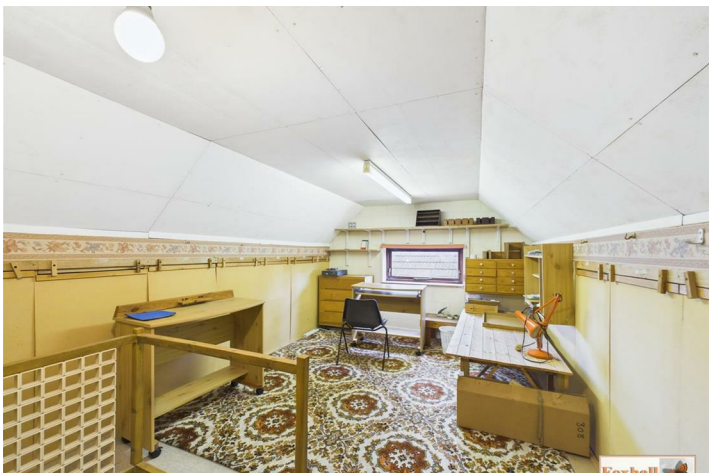
Agents Notes

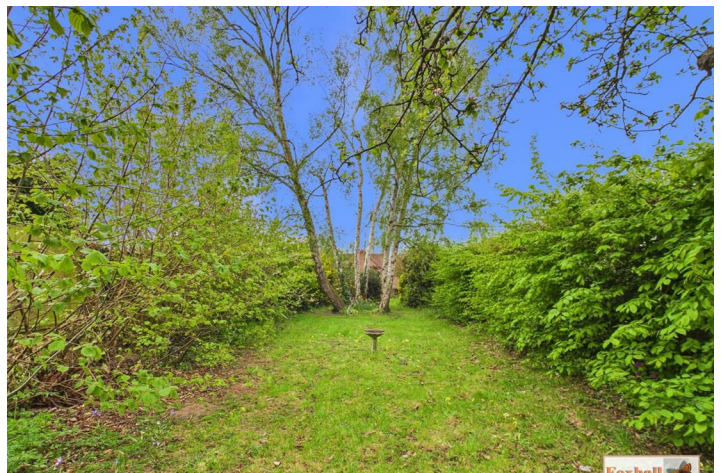
Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



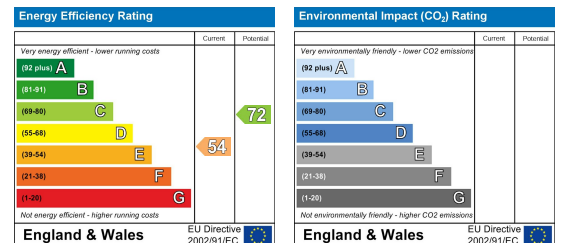
Floor Plan



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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