

# Foxhall



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## Princethorpe Road

East Ipswich, IP3 8NX

Offers in excess of £325,000



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### Front Garden

Mid height brick wall with pathway to the front door, mainly laid to lawn with mature shrubs and hydrangeas.

### Entrance Hallway

Entrance door into the entrance hallway with stained glass effect, laminate flooring, coving radiator, doors off to the lounge / diner, bedroom one, bedroom two, bedroom three and the family bathroom. With loft access (loft ladder, boarded, light and access to Baxi boiler which is regularly serviced ) and access to the fuse board.

### Lounge

22'0" x 11'0" (6.71m x 3.35m)

Coving, skirting boards, two radiators one with bespoke cover, double glazed window to the side with stained glass detailing with fitted roller blind, double glazed window to the rear with stained glass detailing with fitted roller blind, double glazed French doors into the conservatory, aerial point and a wooden glazed door into the kitchen.

### Dining Area

11'0" x 10'11" (3.35m x 3.33m)

Carpet flooring, coving, wall lights, double glazed window to the side with stained glass detailing with fitted roller blind, radiator and an archway through to the lounge area.

### Conservatory

12'2" x 10'5" (3.71m x 3.18m)

Comprising of UPVC and brick construction with a glass roof, some inset blinds and some fitted blinds, panel heater with bespoke cover, wall lights, tiled flooring and double glazed French doors going out into the rear garden with power and light and a personal door into the kitchen.

### Kitchen

12'9" x 8'7" (3.89m x 2.62m)

Comprising wall and base units with cupboards and drawers under worksurfaces over, Asterite 1 1/2 sink bowl drainer unit with a directional water tap, double

glazed window to the side and rear, splash-back tiling, floor tiling, slimline dishwasher (to stay), Candy inset 1 1/2 fan oven, Curflame four ring gas hob and heating plate, Candy stainless steel extractor fan over, an integrated washing machine (to stay), plenty of high storage, low and corner cupboards, integrated fridge, integrated freezer, radiator with doors to the conservatory and back into the lounge.

### Bedroom One

13'5" x 10'10" (4.09m x 3.30m)

Double glazed bay window to front with stained glass detail and fitted blinds, carpet flooring, radiator, wall lights and wall to wall storage with hanging space and shelving, overhead cupboards and a little bench seat.

### Bedroom Two

11'11" x 10'5" (3.63m x 3.18m)

Radiator, carpet flooring, picture rail, skirting board, picture rail, double glazed window to the front with stained glass detailing and fitted blinds, along one wall you have treble cupboards with plenty of storage, phone point and an Visonic alarm system.

### Bedroom Three

10'5" x 8'11" (3.18m x 2.72m)

Carpet flooring, coving, radiator, double glazed window to the side and a large corner cupboard with mirror front.

### Shower Room

6'10" x 5'0" (2.08m x 1.52m)

Low-flush W.C. with concealed backplate, vanity wash hand basin, walk-in shower cubicle with hand-held shower and rainfall shower over, extractor fan, spotlights, laminate flooring and tiled walls, obscure double glazed window to the side, a little storage unit and a heated towel rail.

### Rear Garden

65'7" x 26'2" (20 x 8)

Patio area from the conservatory and with steps down into the garden, fully enclosed, mainly laid to lawn, large summerhouse, greenhouse to stay, there is wisteria,

buddleia, apple, pear and plum trees, hibiscus, outside tap and two pedestrian accesses to the front of the property both with a pathway and a garden gate. Hardstanding with garage to the rear and a couple of parking spaces in front of the garage. The hardstanding to the side of the garage means that if new owners wanted to open access through the fence then further vehicles such as caravans, horseboxes could be parked in the rear garden.

### **Summerhouse**

Power and lighting with its own fuse board and a door through to a storage area, which is superb to use as an outside office whilst the front remains in use as a summerhouse.

### **Double Garage / Workshop**

Large double garage with window to front up and over electric door to the rear power and lighting and workbenches.

### **Agents Notes**

Tenure - Freehold

Council Tax Band - C

Princethorpe Road was named in 1932 and 1933 when the road was built by the builder whose favourite holiday destination was a little town called Princethorpe in Lincolnshire and that is where the road gets its name from. The road still remains over 90 years later just as popular as the little town it was named after!









## Road Map



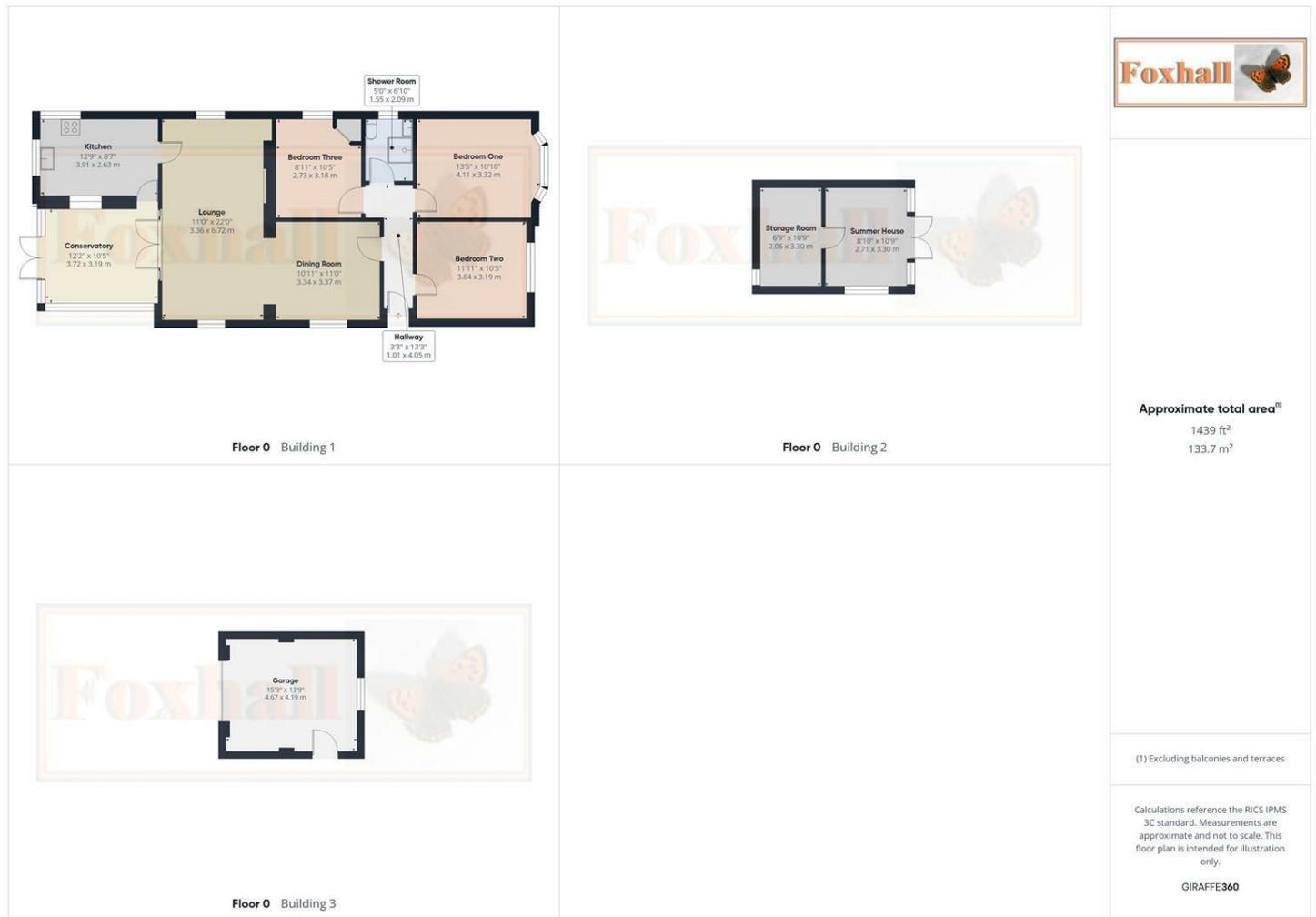
## Hybrid Map



## Terrain Map



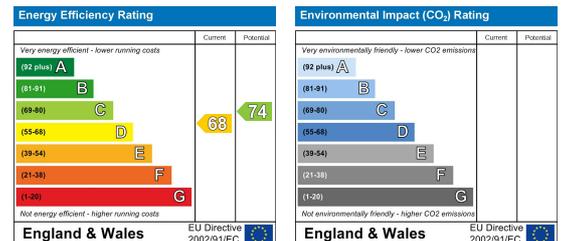
## Floor Plan



## 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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