

Foxhall



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Foxhall Road

East Ipswich, IP3 8LW

Guide price £325,000



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Front Garden

Mainly laid to gravel providing off-road parking for multiple vehicles, there are double gates providing side access to the rear of the property. A empty flower bed with mature tree and storm porch with a front aspect entrance door into the entrance hallway.

Entrance Hallway

Doors to the lounge, kitchen / diner and study, stairs to the first floor with understairs storage cupboard, radiator and laminate flooring.

Lounge

13'11" x 13'2" (4.25 x 4.02)

Front aspect double glazed bay windows with built-in shutters, radiator and laminate flooring.

Kitchen Area

11'1" x 11'1" (3.40 x 3.39)

Comprising of base and eye-level units with rolled edged worktops and tiles splash-backs, integrated Beko electric oven and grill, integrated NEFF five ring burner gas hob with NEFF extractor over, integrated Miele dishwasher, integrated 1 1/2 bowl sink and drainer, undercounter integrated fridge freezer, radiator, tiled flooring, and open through to the dining area.

Dining Area

9'0" x 8'9" (2.74m x 2.67m)

Rear aspect double glazed UPVC French doors into the garden, radiator and tiled flooring.

Study

7'6" x 7'6" (2.31 x 2.29)

Large storage cupboard which also houses the Vaillant boiler, side aspect double glazed window, radiator and laminate flooring.

Utility / W.C.

7'6" x 4'9" (2.31 x 1.47)

Square edged worktops with eye-level wall mounted cupboards, space for a washing machine and tumble dryer, low-level W.C., wall mounted hand wash basin with tiled splashback, side aspect frosted double glazed window, radiator and tiled flooring.

Landing

Doors to all bedrooms and the bathroom, loft access, side aspect double glazed window and carpeted flooring.

Bedroom One

14'4" x 13'0" (4.38 x 3.97)

Front aspect double glazed bay window, radiator and carpeted flooring.

Bedroom Two

11'2" x 11'1" (3.42 x 3.38)

Rear aspect double glazed window, radiator and carpeted flooring.

Bedroom Three

7'7" x 7'6" (2.32 x 2.29)

Rear aspect double glazed window, radiator and carpeted flooring.

Bathroom

8'3" x 5'8" (2.52 x 1.73)

Four piece suite comprising of a panel bath with stainless steel mixer taps and handheld shower attachment, shower cubicle with stainless steel taps, riser and handheld shower attachment, low-level W.C., pedestal hand wash basin, stainless steel towel rail, front aspect frosted double glazed window with built-in shutters, side aspect frosted double glazed window, tiled walls and lino flooring.

Rear Garden

Fully enclosed rear garden via panel fencing, mainly laid to lawn with mature hedging, wooden summer house to the rear with a gravel area. To the side of the property is laid to gravel and hardstanding with double gates leading to the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



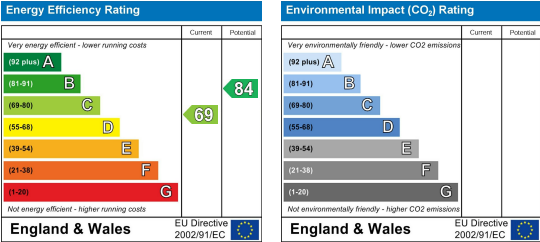
Floor Plan



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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