

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Grantchester Place

Kesgrave, Ipswich, IP5 1BP

Price £280,000



# Grantchester Place

Kesgrave, Ipswich, IP5 1BP

**Price £280,000**



## Front Garden

To the front of the property there is a drive providing off-road parking leading to the garage. The remainder of the front is beautifully laid to lawn with landscaped trees flowers and shrubs.

## Entrance Hallway

Access via light wood effect UPVC double glazed entrance door, radiator, carpeted flooring, smooth coved ceiling giving access to the loft (which has a retractable ladder, part boarded and has a light) and doors giving access to all bedrooms, bathroom, storage cupboard and the lounge.

## Lounge

15'4" x 10'4" (4.67m x 3.15m)

Double glazed patio doors giving access to the conservatory, carpeted flooring, radiator, smooth coved ceiling, feature fireplace with electric flame effect fire inset and door giving access to the kitchen

## Kitchen

8'9" x 8'5" (2.67m x 2.57m)

Double glazed leaded light internal window looking over the conservatory, built-in double oven, space for fridge, 1 1/2 bowl sink with a mixer tap inset into a solid wood worksurface with cupboards and drawers under and matching above, space for a freezer, radiator, tile effect vinyl flooring, tiled splash-backs, built-in hob with filter hood over, smooth coved ceiling with inset spotlighting.

## Conservatory

18'9" x 7'0" (5.72m x 2.13m)

Of brick and light wood UPVC double glazed construction, UPVC light wood effect double glazed doors giving access to the rear garden, wood effect vinyl flooring, radiator and two wall light points.

## Bedroom One

10'9" x 10'4" (3.28m x 3.15m)

UPVC double glazed light wood effect leaded light bay window to front, radiator, smooth coved ceiling and carpeted flooring.

## Bedroom Two

8'9" x 7'1" (2.67m x 2.16m)

UPVC light wooded leaded light double glazed window to front overlooking the front garden, radiator, smooth coved ceiling and carpeted flooring.

## Shower Room

6'5" x 5'7" (1.96m x 1.70m)

UPVC double glazed light wood effect window to side, fully tiled shower cubicle with independent shower over and rainfall shower head, chrome heated towel rail, enclosed W.C. and vanity wash hand basin with a mixer tap, Victorian style tile effect flooring, tiled walls and smooth ceiling with extractor fan.

## Rear Garden

The garden is laid to artificial lawn with landscaped flower, shrubs and trees, there is a summer house to remain, outdoor lighting and personal door giving access to the garage.

## Converted Garage

8'2" x 7'11" + 9'4" x 8'6" (2.49m x 2.41m + 2.84m x 2.59m)

This has been converted into two separate areas one being a hobby room with double glazed window to rear housing the wall mounted Baxi boiler with power and lighting and a door giving access to the other part of the garage which is used as a storage area which has an up and over door with power and lighting and a tap.

## Agents Notes

Tenure - Freehold  
Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



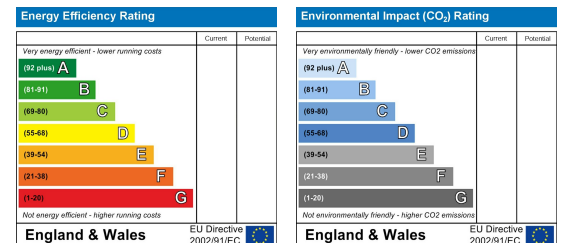
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.