

# Foxhall



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## Sinclair Drive

Wherstead, Ipswich, IP2 8HZ

Offers in excess of £180,000



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## Front Garden

Partly enclosed via an iron railing fence, tarmaced pathway to the front door with a pergola style storm porch, mostly laid with patio slabs.

## Entrance Hallway

Entry via a double glazed obscure door to the front, double glazed obscure window to front, coving, mid height dado rail, access to the stairs, electric storage heater, laminate flooring, door to the kitchen and door to lounge.

## Kitchen

11'5 x 6'11 (3.48m x 2.11m)

Double glazed window to front, coving, wall and base units with cupboards and drawers, space for a fridge / freezer, plumbing for a washing machine, a built in oven, electric hob and extractor above, stainless steel sink bowl and drainer unit with a mixer tap over, breakfast bar that sits two comfortably and tiled splashback.

## Lounge

13'8 x 13'3 (4.17m x 4.04m)

Double glazed window facing the rear and double glazed uPVC door to the rear leading to the garden, coving, access to the understairs cupboard, electric storage heater and laminate flooring.

## Landing

Double glazed window to the side, coving, mid height dado rail, access to the loft and doors to bedrooms one and two and the bathroom.

## Bedroom One

10'7 x 10'7 (3.23m x 3.23m)

Double glazed window to the front, coving, double built in wardrobe, electric radiator and an airing cupboard housing the water tank.

## Bedroom Two

14'1 x 8'6 (4.29m x 2.59m)

Double glazed window to the rear, coving and an electric radiator.

## Bathroom

8'7 x 4'10 (2.62m x 1.47m)

Double glazed obscure window to the rear, stainless steel heated towel rail, coving, low flush W.C., vanity wash hand basin with a mixer tap over, panelled bath with a mixer tap with an electric shower over and a glass swing screen and inset tiled shelving, fully tiled walls and lino flooring.

## Allocated Parking

One allocated car space which is adjacent to the left hand side fence via a block paved drive area.

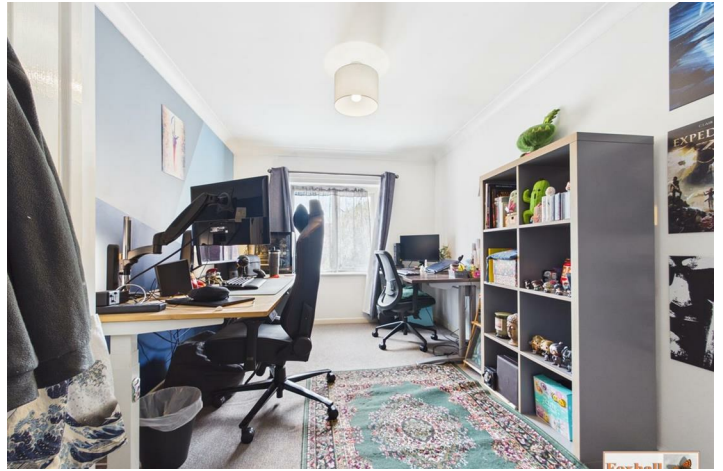
## Rear Garden

Fully enclosed north westerly facing rear garden, mainly laid to lawn, pathway, access to a shed, enclosed via panel fencing, with gate which leads to the allocated parking space which is adjacent to the left hand side fence.

## Agents Notes

Tenure - Freehold  
Council Tax Band - B





## Road Map



## Hybrid Map



## Terrain Map



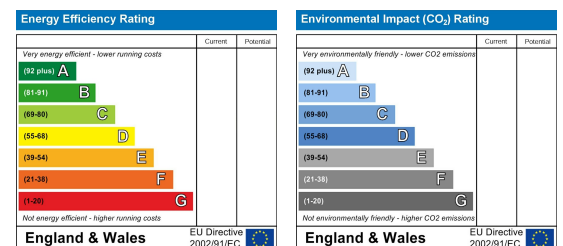
## Floor Plan



## 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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