

Foxhall



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Mount Drive

Purdis Farm, Ipswich, IP3 8UU

Guide price £345,000



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Front Garden

Off-road parking with an extended area which has been blocked paved to the side, mature trees and flower and shrub borders and gated access which leads around to the rear garden.

Entrance Hallway

Entry via an obscure glazed entrance door into entrance hallway, stairs off to the first floor, door to bedroom five/office and door to the lounge

Lounge

16'5" x 15'3" (5.00m x 4.65m)

Double glazed window to the front, two radiators, Adam style fire surround with gas fire and through to the dining room.

Dining Room

8'7" x 8'3" (2.62m x 2.51m)

Radiator, thermostat and double glazed patio doors to outside.

Kitchen

10'11" x 8'2" (3.33m x 2.49m)

Comprising of a single drainer stainless steel sink unit with a mixer tap, drawer and cupboards under, worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, under counter oven (not tested) with hob above and extractor over, double glazed window to rear, radiator and door to utility room.

Utility Room

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

Comprising sink with appliance space and cupboards under, further upright cupboards with some shelving, wall mounted boiler, double glazed window to side, door to outside and doors to bedroom 5/office and door to cloakroom.

Cloakroom

4'5" x 3'8" (1.35m x 1.12m)

Low-level W.C., wash basin, radiator and obscure double glazed window to rear.

Bedroom Five / Office

16'2" x 7'5" (4.93m x 2.26m)

Double glazed window to front and a radiator.

Landing

Access to the loft, built-in airing cupboard housing the water tank and doors to all bedrooms and the bathroom.

Bedroom One

12'7" x 12'1" (3.84m x 3.68m)

Double glazed window to front, radiator, fitted wardrobes with mirror fronted sliding doors and door to en-suite.

En-Suite

6'4" x 5'1" (1.93m x 1.55m)

Shower, low-level W.C., pedestal wash hand basin, tile flooring, obscure double glazed window to front and extractor fan (not tested).

Bedroom Two

11'3" x 8'2" (3.43m x 2.49m)

Double glazed window to front, radiator and fitted wardrobes with mirrored fronted sliding doors.

Bedroom Three

10'3" x 8'8" (3.12m x 2.64m)

Double glazed window to rear and a radiator.

Bedroom Four

11'5" x 8'1" (3.48m x 2.46m)

Double glazed window to rear, radiator and fitted wardrobes with mirrored fronted sliding doors.

Bathroom

8'6" x 6'4" (2.59m x 1.93m)

Panel bath, low-level W.C., pedestal hand wash basin, obscure double galzed window to rear, extractor fan, light with shaver socket and a radiator.

Rear Garden

South westerly facing rear garden enclosed by timber fencing with a patio. The garden is mainly laid to lawn with mature trees to the rear which provides a good degree of seclusion.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



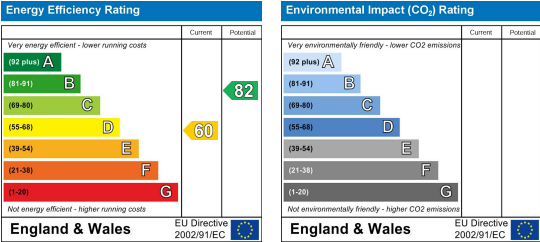
Floor Plan



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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