

Foxhall



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Spindler Close

Kesgrave, Ipswich, IP5 2DA

Offers in excess of £225,000



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Summary Continued

Furthermore Spindler Close is ideally positioned for access to the Millennium Playing Fields, local shops and facilities nearby including Tesco, doctors surgery, library, pharmacy, fish & chip shop, local bus routes to Ipswich and Martlesham and easy access to A14.

An early internal viewing is highly advised.

Front Garden

Low maintenance mainly laid to slate shingle with a path and step up to the front door.

Entrance Hallway

Double glazed front entrance door through to entrance hallway with doors to lounge and downstairs cloakroom.

Downstairs Cloakroom

Extractor fan, wash hand basin, low-flush W.C, half tiled walls and a radiator.

Lounge

14'5" x 10'0" (4.39m x 3.05m)

Window to front, radiator, electric fire to stay, door to large under stairs storage cupboard and door through to kitchen / breakfast room.

Kitchen / Breakfast Room

13'4" x 8'11" (4.06m x 2.72m)

Excellent selection of units and extensive worksurfaces, integrated appliances, including double oven, hob, extractor hood, dishwasher, washing machine and fridge freezer, 1 1/2 bowl sink unit, tiling, double glazed sliding patio doors opening direct out in to the south facing rear garden making this a lovely bright room benefitting from the sunshine for virtually all of the day. Double radiator and stairs rising to first floor and a wall mounted boiler (only one year old and had it's first service).

Landing

Door to the airing cupboard, loft access (boarding, supplied with light, has a ladder and plenty of headroom up there) doors to bedrooms one and two and the bathroom.

Bedroom One

10'8" x 8'3" (3.25m x 2.51m)

Radiator, built-in double wardrobes, window to front and door to en-suite shower room.

En-Suite

5'1" x 4'11" (1.55m x 1.50m)

Shower, fully tiled within the shower enclosure, wash hand basin, W.C., radiator, extractor fan and a window to front.

Bedroom Two

10'9" x 7'1" (3.28m x 2.16m)

Radiator, window to rear and built-in double wardrobes.

Bathroom

6'0" x 5'6" (1.83m x 1.68m)

Modern white suite comprising W.C., wash basin, bath with shower over, fully tiled in bath/shower area, extractor fan. There is an obscure window to rear which is south facing making this lovely and sunny for a good part of the day.

Rear Garden

Southerly facing which is an absolute suntrap ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. The garden is fully enclosed by panel fencing, being largely laid to lawn and low maintenance with a timber shed and a water butt at the rear to remain. A personal pedestrian access, individual to this property, leads via a lockable gate to the garage and driveway area.

Garage

With up and over door, ample eaves storage space and supplied with power and light.

Woodland and Surroundings

Just beyond the communal gardens is a lovely woodland area leading through to Long Strops. Additionally, the Millennium Playing Field and further woodland walks are only a few minutes away.

Agents Notes

Tenure - Freehold

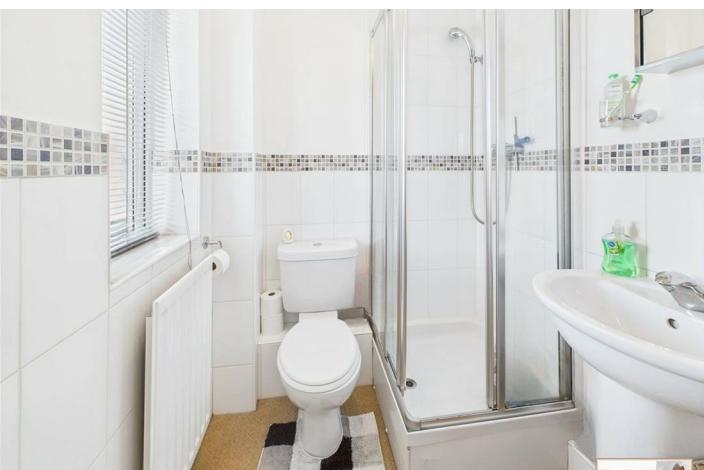
Council Tax Band - B

The seller previously connected a electricity supply with an armoured cable to the garage, which has potential to be reconnected by the new buyers.

They have also connected a hose down the side passage way by an outside tap in the garden making this ideal for anyone when they want to wash their car / motorbike etc

There is also an individual additional car parking space on the driveway.







Road Map



Hybrid Map



Terrain Map



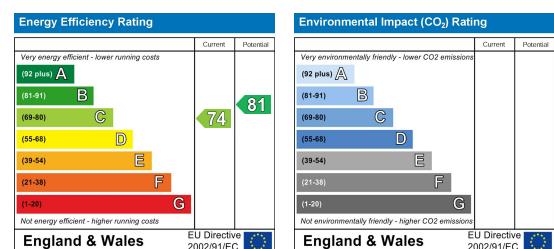
Floor Plan



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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