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



Bell Lane

Kesgrave, Ipswich, IP5 1NA

Price £375,000

2 | 1 | 1 | D





Bell Lane

Kesgrave, Ipswich, IP5 1NA

Price £375,000







Front Garden
The front of the property is accessed via a driveway providing off road parking and leading to the garage. The remainder of the front is landscaped to lawn, shrubs and stone with pathway to the front door.

Entrance Hallway
Access via a double glazed side entrance door with UPVC double glazed porthole style circle window to front, radiator, parquet flooring, airing cupboard, loft access and doors giving access to the all rooms.

Lounge
13'5" x 11'10" (4.11 x 3.62)
UPVC double glazed window to front and side, stripped wood flooring, radiator, art deco style tiled feature fireplace and smooth ceiling.

Kitchen
13'5" x 11'10" (4.10 x 3.63)
Farmhouse style kitchen diner, UPVC double glazed windows to side and rear, butler style sink with cupboards under, space for a Range style oven, rolled edge worksurfaces with cupboards under, feature fireplace, tiled flooring, double pantry cupboard housing the Potterton Titanium boiler, radiator, and door giving access to the conservatory / utility area.

Conservatory / Utility Area
11'9" x 8'2" (3.59 x 2.50)
Brick and UPVC double glazed construction, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer. tiled flooring, UPVC double glazed door giving access to the rear garden.

Bedroom One
11'4" x 9'9" 11'10" x 9'9" (3.46 x 2.99)
UPVC double glazed windows to front and side, radiator, stripped wood flooring, picture rail and a range of built-in wardrobes.

Bedroom Two
11'10" x 9'9" (3.62 x 2.99)
Secondary glazed window to rear overlooking the rear garden, secondary glazed window to the side, wood effect flooring, picture rail, smooth ceiling and a range of built-in wardrobes.

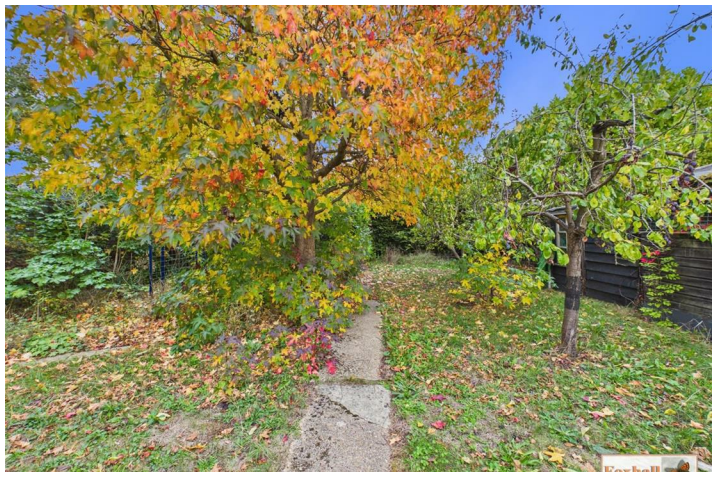
Shower Room
8'3" x 4'11" (2.54 x 1.50)
UPVC double glazed window to rear, low-level Victorian style low-level W.C., vanity wash hand basin, double shower cubicle with independent shower over, part tiled walls, radiator, shaver light point, extractor fan and tiled flooring.

Rear Garden
Extensive rear garden commences with a patio area with block paved path to the garage, workshop and a summerhouse with the remainder of the lawn being laid to mature trees and shrubs with a further block paved patio area and two more sheds, various fruit trees and into the rear garden there is a vegetable patch.

Garage
18'0" x 8'11" (5.49 x 2.74)
Accessed via double doors, window to side and rear, door giving access to the rear garden, workbench with power and light.

Agents Notes
Tenure - Freehold
Council Tax Band - C






WELCOME



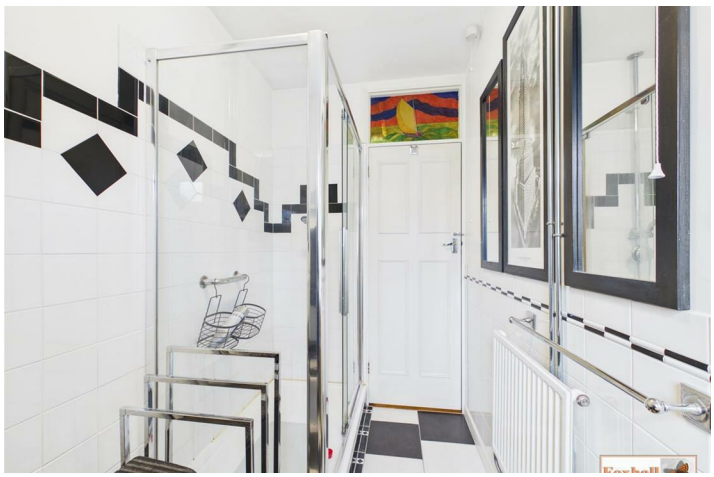







PADSTOW
CORNWALL


















Foxhall

Road Map



Hybrid Map



Terrain Map



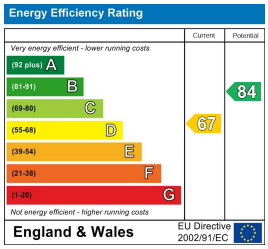
Floor Plan

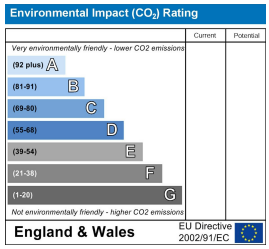


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.