Foxhall

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The Fishers

Kesgrave, Ipswich, IP5 2BT

Price £260,000

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Front Garden
Pathway leading to the entrance door with a canopy porch the remainder is laid to lawn with mature shrubs.

Entrance Hallway
Accessed via an entrance door with a floor mat and wood effect vinyl flooring, radiator, stairs rising to the first floor, smooth ceiling, double doors giving access to the kitchen and doors to the lounge / diner and ground floor cloakroom.

Lounge / Diner
13'10" x 13'3" (4.22 x 4.04)
UPVC double glazed French doors giving access to the rear garden with two UPVC double glazed full length windows to both sides, two radiators, carpeted flooring, smooth ceiling, generous sized storage cupboard and television and telephone points.

Kitchen
9'8" x 6'2" (2.96 x 1.89)
UPVC double glazed window to front, space and plumbing for a washing machine, space and plumbing for a dishwasher, built-in Zanussi oven, built-in hob with stainless steel extractor over, space for a fridge freezer, 1 1/2 bowl stainless steel sink with a mixer tap inset in a rolled edge worksurface with cupboards and drawers under and matching above, tiled splash-back, smooth ceiling with spotlighting, tile effect vinyl flooring and a cupboard housing the Viessmann boiler which is regularly serviced and under guarantee.

Ground Floor W.C.
4'7" x 2'10" (1.40m x 0.86m)
Low-level W.C., wash hand basin with tiled splash-back, radiator, wood effect vinyl flooring, smooth ceiling and an extractor fan.

Landing
Carpeted flooring, radiator, doors giving access to bedrooms one and two and the bathroom, smooth ceiling and loft access..

Bedroom One
13'1" x 9'1" (4.00 x 2.78)
Two UPVC double glazed windows to the rear overlooking the garden, radiator, smooth ceiling, built-in double wardrobe and carpeted flooring.

Bedroom Two
13'1" x 7'11" (3.99m x 2.41m)
UPVC double glazed window to front, radiator, smooth ceiling, good sized storage cupboard and carpeted flooring.

Bathroom
6'6" x 5'7" (1.98m x 1.70m)
Low-level W.C., pedestal wash hand basin, shaped and panel bath with mixer tap and shower attachment with shower screen, wood effect vinyl flooring, radiator, shaver point, smooth ceiling with spotlighting, extractor fan and part tiled walls.

Rear Garden
Commencing with a paved patio area with outdoor lighting. The mature rear garden is predominantly laid to lawn with mature shrubs and flowers with a shed to remain and gated access to the off-road parking spaces.

Parking
At the back of the property there is allocated parking for two vehicles and gated access to the rear garden.

Agents Notes
Tenure - Freehold
Council Tax Band - B











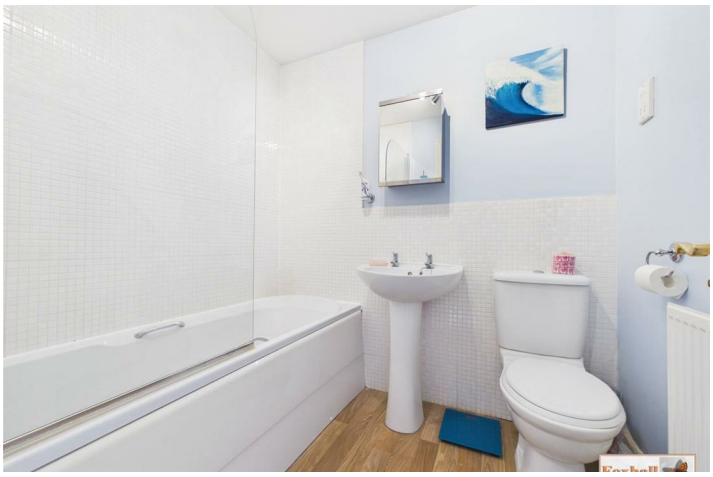
















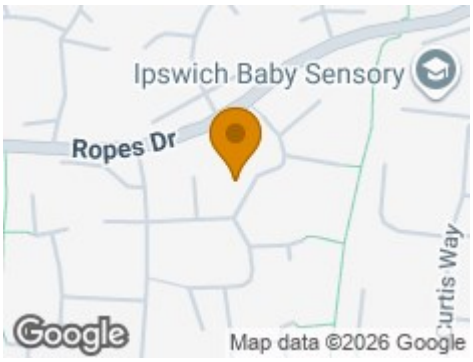







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Road Map



Hybrid Map



Terrain Map



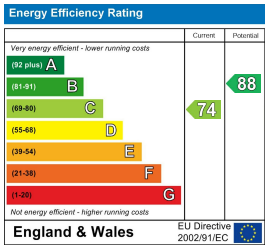
Floor Plan

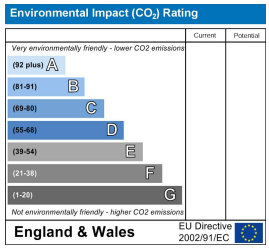


Viewing

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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