

# Foxhall



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## Harrier Way

Birds Estate, Stowmarket, IP14 5FQ

Asking price £350,000



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## Front Garden

Mostly laid to lawn, pathway leading to the front door and a parking space to the right side of the property for one car comfortably via a tarmac driveway.

## Entrance Hallway

Entry via a double glazed door facing the front, coving, laminate flooring, radiator, access to the stairs and doors leading into the lounge, kitchen and downstairs W.C.

## Cloakroom W.C.

Double glazed obscure window facing the side, low level flush W.C., pedestal wash hand basin with a mixer tap, half tiled walls, radiator and carpet flooring.

## Lounge

10'7" x 16'6" (3.25 x 5.04)

Double glazed window facing the front, coving, feature closed off fireplace with stone base surround and wooden mantle and double internal single glazed doors into the dining room.

## Dining Room

9'0" x 12'2" (2.75 x 3.72)

Double glazed large patio sliding doors out into the rear garden, coving, radiator and a door leading to the kitchen.

## Kitchen

8'10" x 13'11" (2.70 x 4.26)

Comprises of a double glazed window facing the front, modern wall and base fitted units with cupboard and drawers. Integrated oven and microwave. integrated dishwasher, gas hob with cooker hood above, 1 1/2 ceramic sink bowl and drainer unit with a mixer tap over, modern splash-back boarding, integrated fridge with freezer section, spotlights, raised breakfast bar that seats two comfortably, storage cupboard, doors to the dining room and an opening to a dining area.

## Dining Area

8'3" x 10'8" (2.52 x 3.26)

Leading from the kitchen there is a double glazed window facing the front, spotlights, radiator and a door to the utility room

## Utility Room

8'3" x 5'6" (2.53 x 1.70)

Double glazed UPVC door to the rear garden, wall and base fitted units with cupboards, stainless steel single sink bowl and drainer unit with a mixer tap, splash-back boarding, plumbing for a washing machine and space for a tumble dryer and freezer.

## Landing

A very spacious landing with loft access and an airing cupboard housing a water tank and doors to all bedrooms and the bathroom.

## Bedroom One

10'7" x 10'3" (3.23m x 3.12m)

Double glazed window facing the rear, radiator, double built-in wardrobe and a door to the en-suite shower room.

## En- Suite

Large step in cubicle with bifold door, extractor fan, low flush W.C., pedestal wash hand basin with a mixer tap over, shaver point, radiator, tiled splashback and tiled flooring.

## Bedroom Two

8'3" x 16'8" (2.51m x 5.08m)

Double glazed window facing the front and a double glazed window facing the rear, access to a loft space and a radiator.

## Bedroom Three

9'0" x 12'3" (2.76 x 3.75)

Double glazed window facing the front and a radiator.

## Bedroom Four

8'11" x 9'0" (2.72 x 2.75)

Double glazed window facing the front and a radiator.

## Bathroom

7'2" x 6'2" (2.19 x 1.88)

Double glazed obscure window facing the rear, extractor fan, panel bath with a mixer tap over and shower attachment, low flush W.C., pedestal wash hand basin with mixer tap over, radiator, half tiled walls and splash-back, shaver point and tiled flooring.

## Rear Garden

Fully enclosed south east facing rear garden, mostly laid to lawn with two patio areas one at the rear of the garden and one directly outside the patio doors, external lighting, outside tap, flower bed borders with a mixture of mature trees and plants, panel fencing, pathway leading to a shed and a gate to the side which leads to a passageway giving access to the front of the property.

## Agents Notes

Tenure - Freehold

Council Tax Band - D

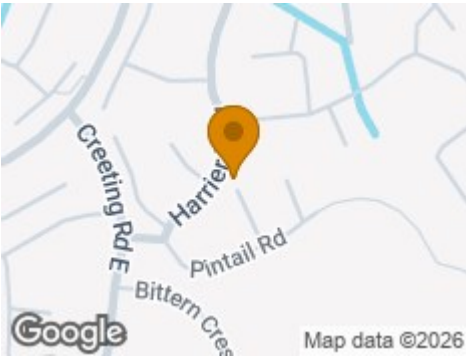








Road Map



Hybrid Map



Terrain Map



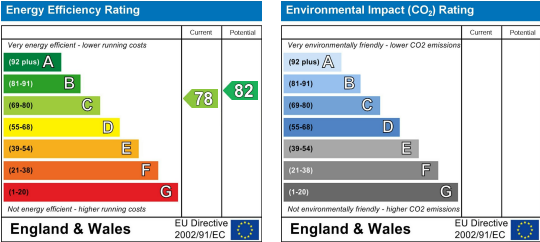
Floor Plan



Viewing

Please contact us on 01449 553 955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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