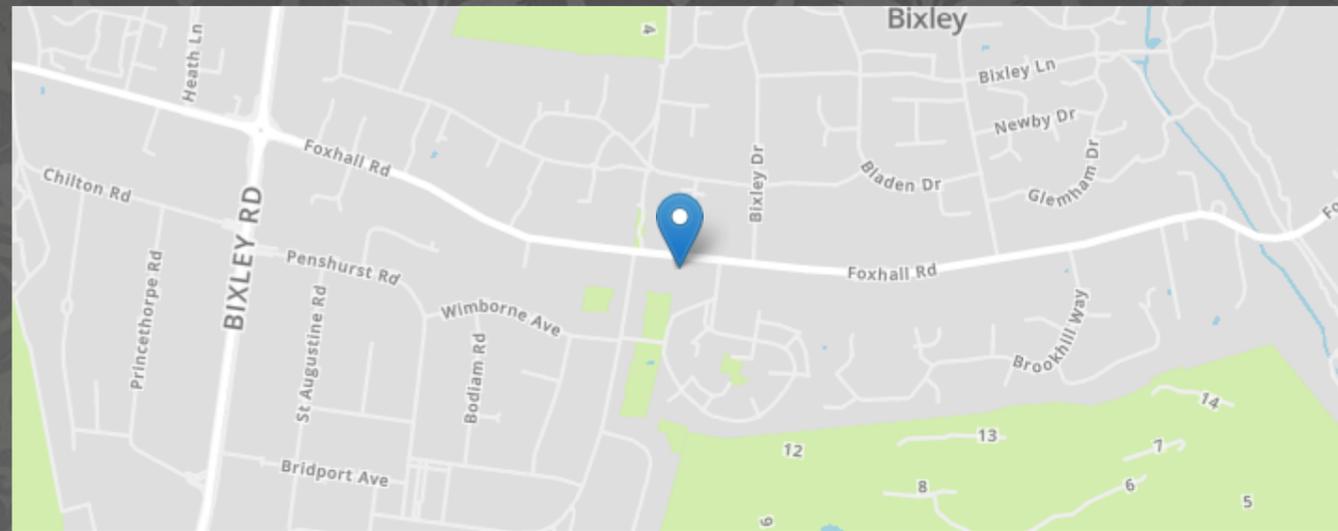


Foxhall Road, Ipswich



- FOUR BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- ENSUITE SHOWER ROOM
- CLOAKROOM
- DOUBLE GLAZED WINDOWS AND DOORS
- GOOD SIZE REAR GARDEN
- GARAGE

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Foxhall Road, Ipswich

We are pleased to offer this spacious four double bedroom detached house, situated in the ever popular East Ipswich area within Copleston School catchment area and serviced by a good bus route.

Internally the property benefits from, on the ground floor: Entrance hall, cloakroom, lounge/diner, kitchen/breakfast room and utility room. To the first floor: Landing, bedroom one which features an En-suite, bedroom two, bedroom three, bedroom four and bathroom. Externally the property benefits from a small garage with off road parking for three vehicles and a large rear garden mainly laid to lawn with sandstone patio area.

Call now to register your interest and arrange a private first hand viewing.

£475,000

Foxhall Road, Ipswich

Entrance Hall

Front door, radiator, understairs storage, stairs to first floor. Obscure porthole window to front aspect.

Cloakroom

Low level WC, wash hand basin, double glazed window to side aspect.

Lounge/Diner

7.82m x 3.96m (25' 8" x 13' 0")
Double glazed bay window to front aspect, sliding doors to kitchen, brick built open feature fireplace with tiled hearth, radiator. Obscure double glazed window to side aspect.

Kitchen/Breakfast Room

6.30m x 5.79m (20' 8" x 19' 8")
Double glazed window to rear aspect, door to side aspect. Integrated Neff oven, one and a half sink drainer unit, hob and extractor, double glazed patio doors to rear aspect.

Utility Room

2.97m x 2.90m (9' 9" x 9' 6")
Space for tumble dryer, space for washing machine, single drainer sink unit, radiator, double glazed door to rear aspect and door to garage.

First Floor Landing

Radiator, access to loft space which is part boarded.

Bedroom One

4.14m x 3.35m (13' 7" x 11' 0")
Double glazed bay window to front aspect, radiator.

Ensuite Shower Room

2.06m x 1.85m (6' 9" x 6' 1")
Double glazed window to front aspect, shower cubicle, wash hand basin, low level WC, extractor fan, radiator.

Bedroom Two

3.68m x 3.35m (12' 1" x 11' 0")
Double glazed window to rear aspect, radiator, airing cupboard housing the water tank.

Bedroom Three

2.97m x 2.59m (9' 9" x 8' 6")
Double glazed window to rear aspect, radiator.

Bedroom Four

3.17m x 2.97m (10' 5" x 9' 9")
Double glazed window to front aspect, built in wardrobes with sliding mirror doors.

Bathroom

Double glazed window to rear aspect, corner bath with shower over, low level WC, wash hand basin.

Outside

Wide block paved driveway allowing parking for three to four vehicles. Side access to rear.

4.57m x 2.06m (15' x 6'9) - Half size garage suitable for one small car or potentially could be converted into an office or gym space or for housing chest freezers with power and light.

Rear Garden

Good sized rear garden which is mainly laid to lawn with a sandstone patio area, sheds X2 and side access gate.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich town football stadium and the town centre which offers a wealth of amenities.

Directions

Using SatNav, please use IP4 5TE as the point of destination.

Important Information

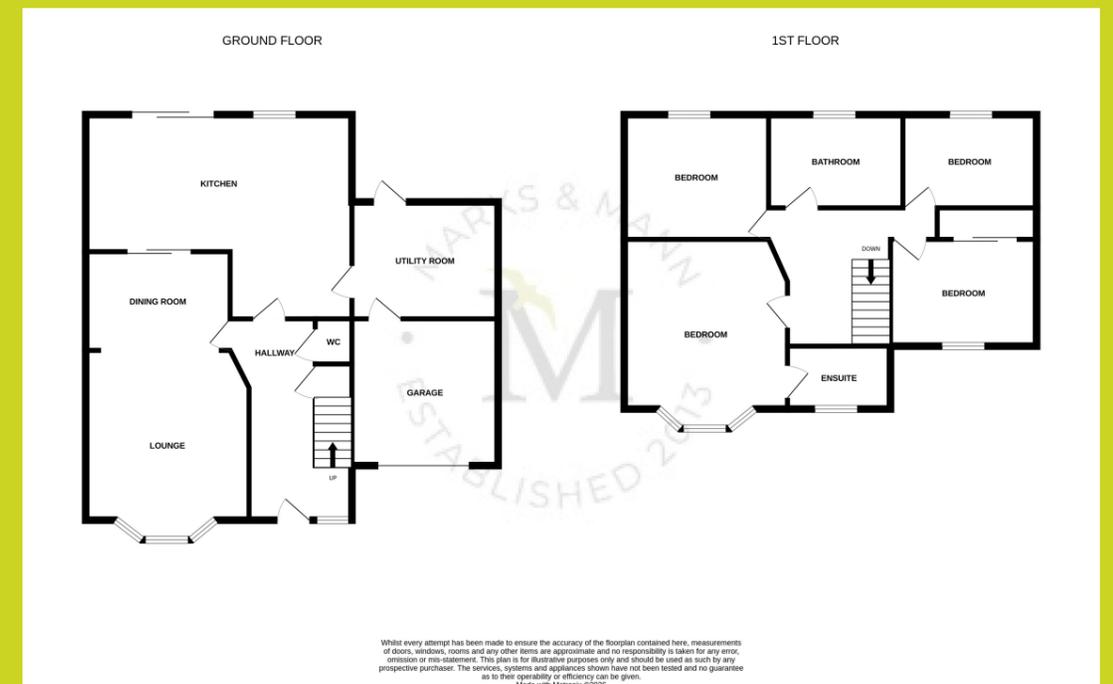
Tenure - Freehold
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council Tax Band: E
EPC rating: D

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band
At the time of writing the council tax band for this property is band E.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage ©2025

The above floor plans are not to scale and are shown for indication purposes only.

