

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



Dorchester Road

Broke Hall, Ipswich, IP3 8RQ

Guide price £465,000



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Front Garden

As you can see it is currently under construction. There will be a shingle driveway with a block paved border, patch of artificial grass, access to the garage and a gate on the side leading to the rear garden.

Entrance Porch

6'2" x 5'9" (1.88m x 1.75m)

Entry via a double glazed obscure door facing the front with a double glazed window also facing the front, bespoke fitted feature storage cupboards and window seat with a shelving unit, tiled flooring and an internal glass door into the entrance hallway with spotlights.

Entrance Hallway

26'10" x 6'10" (8.18m x 2.08m)

Herringbone effect LVT flooring, two radiators, spotlights, doors to bedrooms one, two, three and four, open storage area which houses the consumer unit, coving and doors to the lounge, bathroom and the kitchen/dining room.

Lounge

14'8" x 10'11" (4.47m x 3.33m)

Spotlights, modern floor to ceiling radiator, feature open chimney breast with a tiled base and surround with a wooden mantle, built-in storage, modern LVT flooring and double glass internal doors to the kitchen/dining room.

Kitchen/ Dining Room

26'11" x 11'11" (8.20m x 3.63m)

Double glazed window facing the rear, double glazed bi-folding doors across the back of the property facing the garden, two skylights, spotlights, feature modern downlighting, wall and base fitted units with cupboards and drawers, double built-in oven with grill function, large double pantry cupboard, built-in fridge freezer,

AEG electric hob with a modern fitted cooker hood above, roll-top worksurfaces, 1 1/2 sink bowl and drainer unit with a mixer tap over, integrated washing machine, integrated dishwasher, USB sockets, Herringbone LVT flooring, plenty of storage, waste disposal drawer, breakfast bar that sits two comfortably, plenty of space for dining and two modern floor to ceiling radiators.

Bedroom One

11'8" x 10'11" (3.56m x 3.33m)

Double glazed window facing the front, spotlights, radiator and an open wall to wall and floor to ceiling wardrobe space and built-in shelving.

Bedroom Two

10'7" x 10'5" (3.23m x 3.18m)

Double glazed window facing the front, spotlights, fitted wardrobe, an entertainment area perfect for gaming or office space and a radiator.

Bedroom Three

10'2" x 7'11" (3.10m x 2.41m)

LVT Herringbone effect flooring, spotlights, double glazed window to the side, radiator, built-in wardrobe and a fitted single bed with storage underneath and a built staircase which is bespoke.

Bedroom Four

7'9" x 8'1" (2.36m x 2.46m)

Double glazed window facing the side, spotlights, bespoke built-in bed with drawers and storage, fitted shelving inset into the wall, LVT flooring, fitted wardrobe and a radiator.

Bathroom

8'1" x 6'5" (2.46m x 1.96m)

Double glazed obscure window facing the side, heated towel rail, airing cupboard which houses a radiator,

vanity unit which houses a wash hand basin with a mixer tap, low-flush W.C., spotlights, extractor fan, panel bath with a mixer tap and a shower attachment, loft hatch, tiled splash-back and tiled flooring.

Rear Garden

Fully enclosed landscaped north facing rear garden with a modern porcelain tiled patio with pergola coming off the back of the property with a roof, guttering and external lighting, perfect for seating, entertaining and alfresco dining giving you access to power, outside tap, block built barbeque split between raised shingle borders with sleepers and steps up to a large area laid with artificial grass, currently housing a kids play area towards the rear of the garden giving you access to a large decking area perfect again for seating and alfresco dining and access to a fully insulated outbuilding with external lighting with cladding. Down one side of the property there is storage and power and down the other side access to a his & hers shed, access to the garage and the gate leading to the front garden.

Outbuilding

17'10" x 16'11 (5.44m x 5.16m)

Laminate flooring, half cladded walls, spotlights, built var area, plenty of plug sockets, entry via a double glazed sliding patio door with a double glazed window facing towards the bungalow which has full power and electric. This is perfect for a games room, entertaining or even as an office space.

Garage

Manual up and over door, double glazed window facing the side, power and lighting and a door to the rear.

Agents Notes

Tenure - Freehold

Council Tax Band - D







