

# Foxhall



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## Barhams Way

Wickham Market, Woodbridge, IP13 0SR

Guide price £240,000



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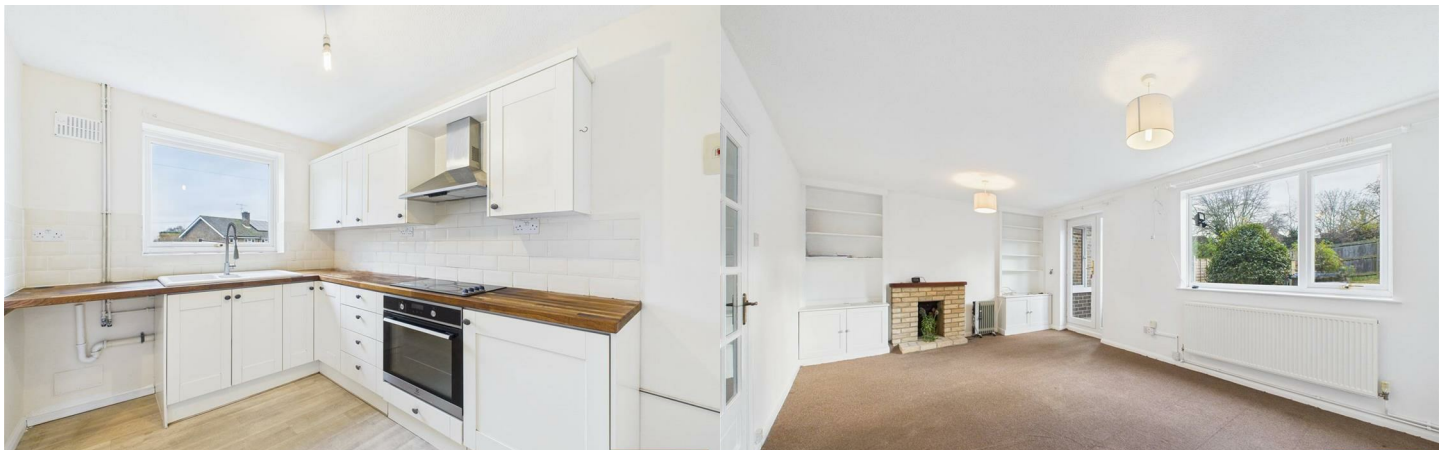
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## Front Garden

Side access via wooden gate the front garden is open plan and laid to lawn with path leading to the front door. The property is nicely set back from the road with a further area of grass and established tree.

## Entrance Porch

7'2" x 2'7" (2.18m x 0.79m)

Brick built pitched roof porch with double glazed front entrance door with further door through to reception hallway.

## Entrance Hallway

Modern double radiator, stairs rising to first floor with very spacious walk-in under stairs storage recess area.

## Cloakroom W.C.

6'4" x 4'7" (1.93m x 1.40m)

W.C., washbasin and window to front.

## Kitchen

10'10" x 8'0" (3.30m x 2.44m)

Integrated electric oven (recently replaced), hob and extractor hood over, single drainer sink unit, worksurfaces, space for a upright fridge freezer, space and plumbing for a washing machine and a window to front.

## Lounge / Diner

18'1" x 11'10" (5.51m x 3.61m)

Brick built fire surround with recess, fitted cupboards and shelving units either side of the chimney breast, double radiator, picture window to rear and a French door leading to the rear porch way. The lounge/diner is southerly facing making this a lovely sunny and bright room for a good part of the day.

## Rear Porch

4'6" x 3'8" (1.37m x 1.12m)

Brick & UPVC double glazing with double French doors leading out to the rear garden.

## Landing

Window to front, door to built-in airing cupboard, access to loft space which is extensively insulated and doors to bedrooms one, two, three and the family bathroom.

## Bedroom One

Radiator and window to rear.

## Bedroom Two

Radiator, window to rear and built-in double wardrobe with cupboards above.

## Bedroom Three

Window to front.

## Family Bathroom

6'4" x 4'8" (1.93m x 1.42m)

Bath with Triton T80 shower over, fully tiled in bath/shower area, W.C., wash basin with obscure window to front and an extractor fan.

## Rear Garden

Southerly facing rear garden fully enclosed by panel fencing some of which is new feather board fencing, oil tank 1225 litre bunded Titan, enclosed by trellis with separate enclosure at the rear and also the oil fired Worcester 28/25 condensing boiler for the central heating. There is a triple shed block comprising of one storage shed with power and light connected plus two further ones. The garden commences with a patio area which is an absolute suntrap ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining.

## Wickham Market & Surrounding Areas

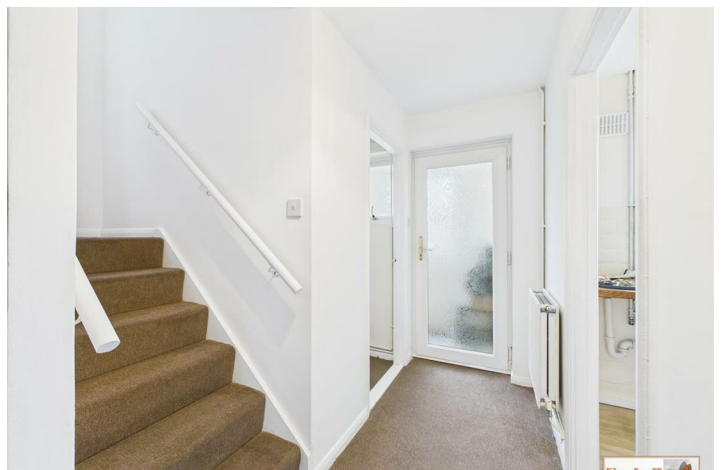
Situated in a handy cul-de-sac position with only a ten minute walk to the historic village of Wickham Market, the market place centre with all its shops and facilities including doctors surgery, dentist, library and cafes.

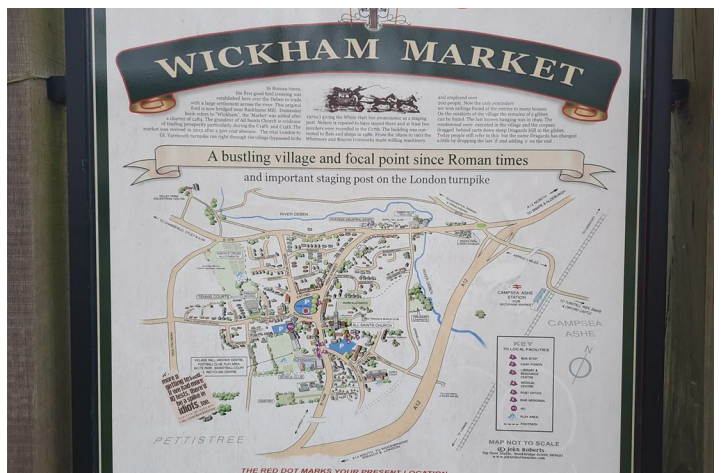
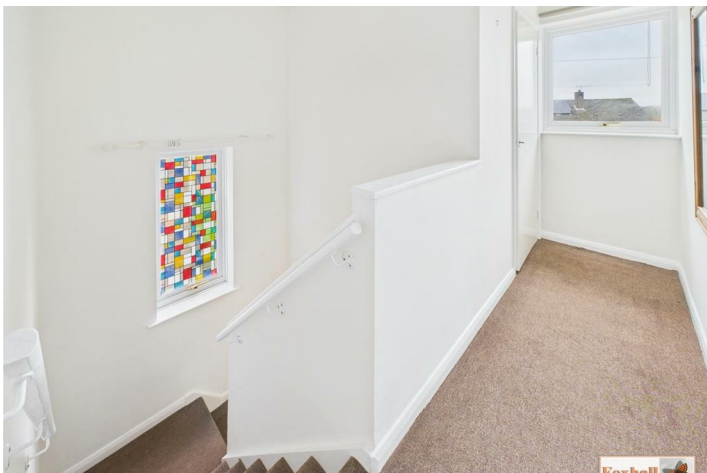
Furthermore access onto the A12 is literally a minutes drive away ideal for anyone involved in Sizewell C in the one direction or Woodbridge and Ipswich in the other and is ideally located for exploring the Suffolk Coast including nearby Snape Maltings and Sutton Hoo.

### Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



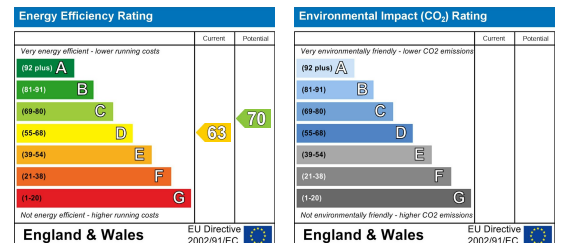
## Floor Plan



## 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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