

# Foxhall



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## Salehurst Road

Broke Hall, Ipswich, IP3 8RT

Asking price £525,000



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## Front Garden

Neat open plan design, mainly laid to lawn with a good size block paved driveway providing ample off-road parking leading to the garage. To the right hand side of the property is gated side access leading round to the rear garden.

## Entrance Hallway

Double glazed entrance door and obscure double glazed side panels to the entrance hall, access to stairs, light oak style laminate flooring, cupboard under the stairs, radiator, coved ceiling, doors to study / playroom / bedroom five, lounge / diner, kitchen / breakfast room and the ground floor shower room.

## Study/Playroom/Bedroom Five

14'9" x 7'2" (4.50m x 2.18m)

Double glazed window to front, radiator with cover and cupboard housing fuse board.

## Ground Floor Shower Room

7'7" x 5'3" (2.31m x 1.60m)

Shower, wash basin with a mixer tap with drawers under, low-level W.C. and coved ceiling.

## Lounge/Diner

25'1" x 11'10" (7.65m x 3.61m)

Double glazed window to front, stove set into fireplace, two radiators, coved ceiling, door to the kitchen / breakfast room and bi-fold doors to the conservatory.

## Conservatory

12'0" x 11'4" (3.66m x 3.45m)

Has been re-roofed with drop down lighters, double glazed windows to both sides and the rear and double glazed French doors to the outside.

## Kitchen / Breakfast

16'0" x 9'0" (4.88m x 2.74m)

Well fitted comprising single bowl sink with a mixer tap, roll-top worksurfaces with extensive range of cupboards, radiator, breakfast bar area, extensive range of wall mounted cupboards with under unit lighting, downlighters, coved ceiling, double glazed window to rear, upright housing NEFF oven with NEFF microwave over, NEFF induction hob and NEFF extractor over. Large upright unit with shelving with a further upright to the side housing the fridge freezer, integrated NEFF dishwasher and an obscure double glazed door to the utility room.

## Utility Room

8'11" x 7'10" (2.72m x 2.39m)

Comprising a single drainer sink unit with a mixer tap, roll-top worksurfaces with washing machine and tumble dryer to remain, radiator, double glazed obscure door to the outside and a door to the garage.

## Landing

Double glazed window to front, radiator, coved ceiling, built-in airing cupboard housing the wall mounted Baxi boiler and doors to all bedrooms and the shower room.

## Bedroom One

13'8" x 11'10" (4.17m x 3.61m)

Double glazed window to front, radiator and coved ceiling.

## Bedroom Two

11'10" x 10'10" (3.61m x 3.30m)

Double glazed window to rear, radiator and coved ceiling.

### Bedroom Three

12'3" x 9'1" (3.73m x 2.77m)

Double glazed window to rear, radiator and coved ceiling.

### Bedroom Four

8'3" x 7'9" (2.51m x 2.36m)

Double glazed window to front, radiator and coved ceiling.

### Shower Room

6'9" x 5'5" (2.06m x 1.65m)

Walk-in shower with overhead shower, wash basin with a mixer tap and cupboards under, low-level W.C., extractor fan, access to the loft, coved ceiling, heated towel rail and obscure double glazed window to side.

### Rear Garden

As previously mentioned backs on to Bixley Heath. The garden itself commences with a patio area and extensive lawned areas with well stocked established trees and shrubs along with flower beds. We understand from the vendor that the two log stores, two summerhouses, shed and the greenhouse are to remain along with a good sized pond.

### Garage

20'11" x 8'2" (6.38m x 2.49m)

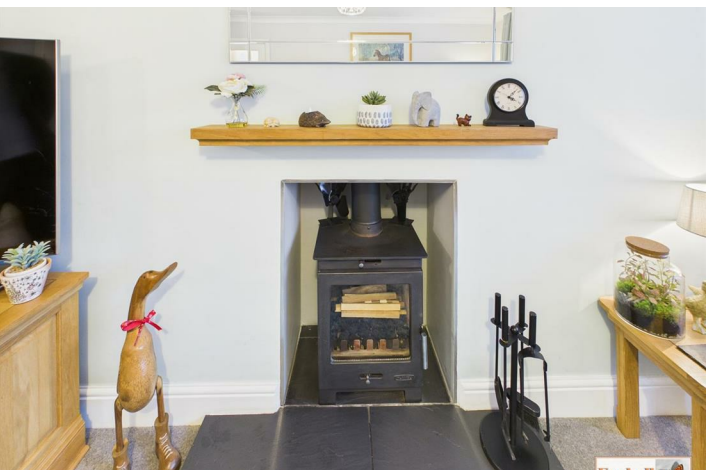
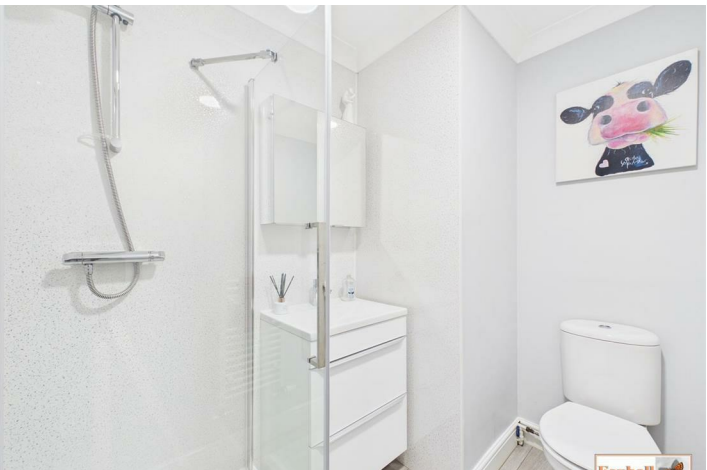
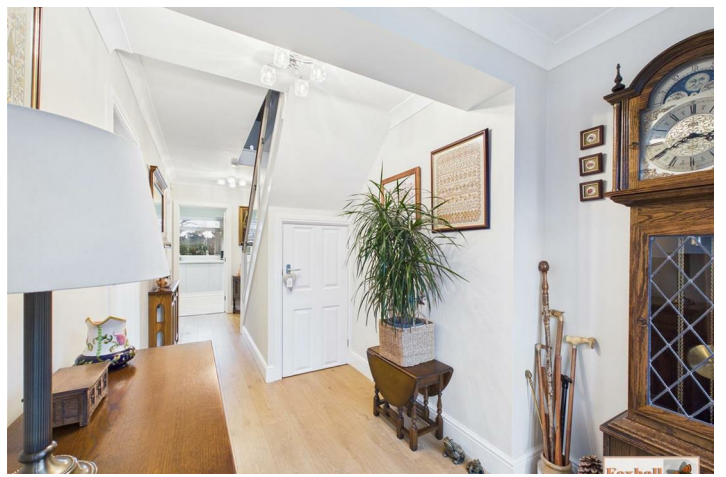
With power and light, roller door and roof storage.

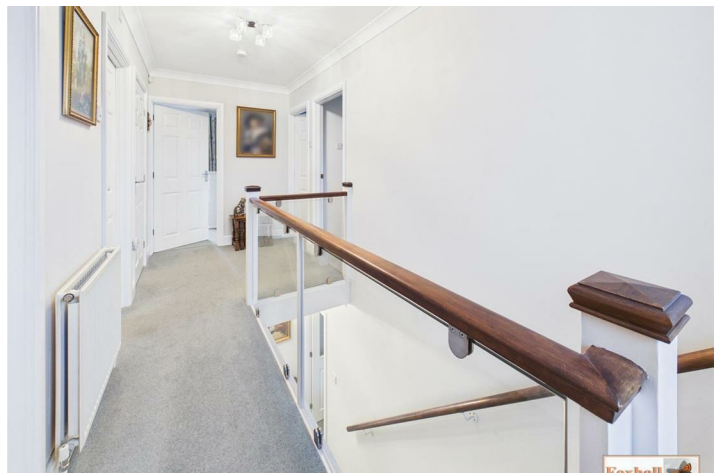
### Agents Notes

Tenure - Freehold

Council Tax Band - E











## Road Map



## Hybrid Map



## Terrain Map



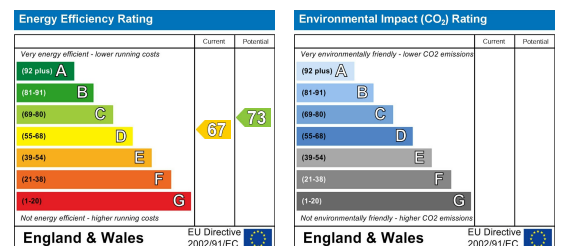
## Floor Plan



## 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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