

Foxhall



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Blandford Road

Broke Hall, Ipswich, IP3 8SQ

Offers in excess of £350,000



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Front Garden

Off-road parking for one car comfortably via a hardstanding concrete driveway leading up to the garage. A large front garden with feature areas with shingle and flowerbed borders, pathway to the front door and a pathway leading to a side gate which leads into the rear garden.

Entrance Porch

Entry via a double glazed obscure door to the front with a double glazed obscure window alongside it facing the front and a modern double glazed obscure door to the entrance hall.

Entrance Hall

Coving, storage cupboard which houses the meters and doors to bedrooms one, two, the bathroom and lounge with double internal doors to the dining area.

Lounge

14'8" x 11'1" (4.47m x 3.38m)

Coving, radiator, a feature panelled wall with fireplace with inset gas fire, double glazed window facing the rear and double glazed French style doors to the rear going out into the conservatory.

Conservatory

9'11" x 8'10" (3.02m x 2.69m)

Double glazed windows to the rear and sides with a glass slightly pitched roof, lino flooring, electric radiator, quarter base brick constructed with double glazed double French style door to the side going out into the garden.

Dining Area

9'10" x 6'11" (3.00m x 2.11m)

Double glazed window facing the rear, coving, radiator, tiled flooring and the opening entrance to the extended kitchen.

Kitchen

19'5" x 10'1" (5.92m x 3.07m)

Two double glazed windows facing the rear, double glazed UPVC door facing the rear going out into the rear garden, spotlights, wall and base fitted units with cupboards and drawers, 1 1/2 stainless steel sink bowl and drainer unit, built-in double oven and grill function, electric hob with a cooker hood above, roll-top worksurfaces, plumbing for a washing machine, integrated dishwasher, integrated large floor to ceiling fridge and freezer, space for a tumble dryer, breakfast bar area that seats two comfortably, radiator, tiled flooring and plenty of storage as well.

Bedroom One

12'7" x 10'7" (3.84m x 3.23m)

Double glazed window facing the front, coving, radiator, half panelled feature wall and fitted mirrored sliding wardrobes.

Bedroom Two

11'3" x 8'10" (3.43m x 2.69m)

Double glazed window facing the front, coving and a radiator

Bathroom

8'0" x 6'5" (2.44m x 1.96m)

Panel bath with mixer tap and a shower over and a glass swing screen, low-flush W.C., vanity wash hand basin, heated towel rail, tiled floor, fully tiled walls and a double glazed obscure window to the side with fitted blinds.

Rear Garden

Fully enclosed north easterly facing rear garden with a large patio area giving you access to power and outside tap perfect for outdoor dining and entertaining. Mostly laid to lawn with a large shed, pathways, enclosed via panel fencing with conifer trees across the rear of the garden for privacy.

Garage

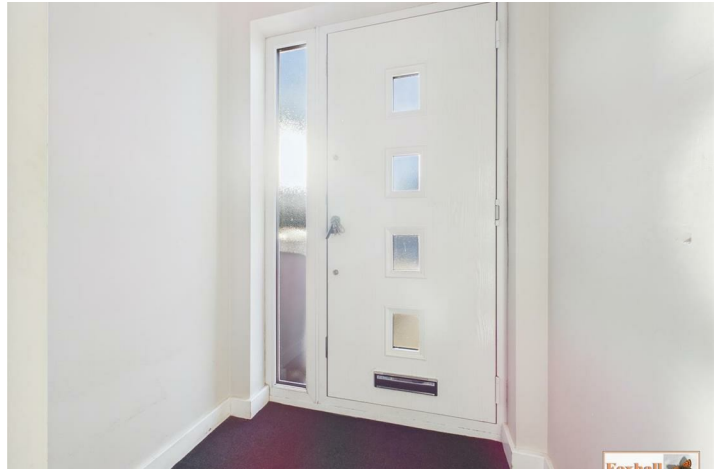
Manual up and over door with power and lighting.

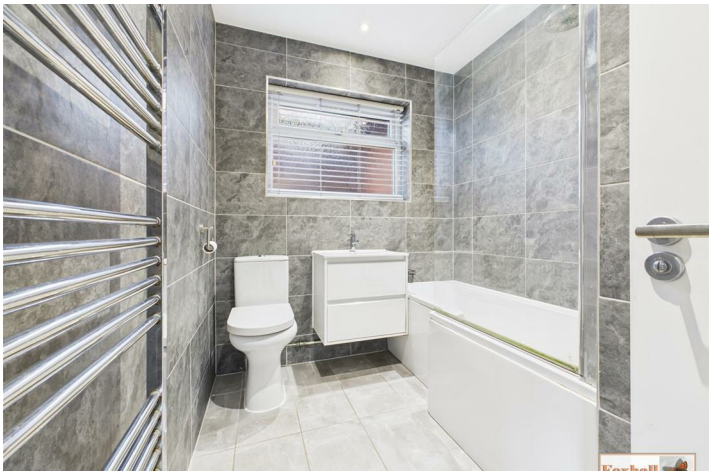
Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



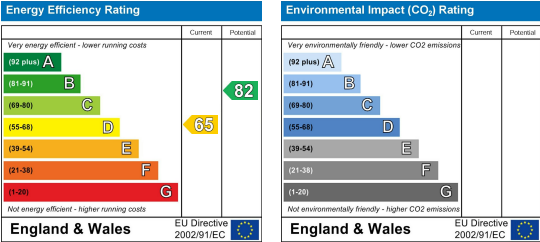
Floor Plan



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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