

# Foxhall



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## Horsham Avenue

Broke Hall, Ipswich, IP3 8RR

Asking price £300,000



2



1



3



# Horsham Avenue

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## Front Garden

Off-road parking for four cars comfortably via block paved driveway accessible via dropped kerb with double gates to the side of the property which leads to the garage.

## Entrance Porch

Entry via a double glazed door facing the front, double glazed window facing the front and an obscure double glazed door to the hallway.

## Entrance Hallway

Double glazed obscure window to the front, radiator, coving, storage cupboard and a door into the kitchen/diner and lounge

## Lounge

16'3" x 10'8" (4.95m x 3.25m)

Double glazed window facing the front, coving, two radiators, feature fire with a stone base and brick surround with a mantle, access to the serving hatch, wall lights and a door into the mid lobby.

## Kitchen/Diner

17'7" x 8'9" (5.36m x 2.67m)

Half clad walls, tiled flooring, radiator, double glazed window facing the front, double glazed window facing the side, wall and base fitted units with cupboards and drawers, 1 1/2 sink bowl and drainer unit with a mixer tap above, built-in oven, built-in electric hob and a cooker hood above, tiled splash-back, cupboard which houses a floor standing Ideal E Type boiler, space for a fridge freezer and door to the utility space.

## Mid Lobby

Access to the loft which is just insulated and doors to bathroom and bedrooms one and two.

## Bathroom

8'10" x 5'1" (2.69m x 1.55m)

Double glazed obscure window to the side, panel bath with mixer taps and a shower attachment, low-flush W.C., vanity wash hand basin with hot and cold taps, shaver point, wall light, radiator, airing cupboard which houses the water tank, fully tiled walls and tile flooring.

## Bedroom One

14'8" x 10'1" (4.47m x 3.07m)

Double glazed window facing the rear, coving, radiator and fitted wardrobes and drawers and wall lights.

## Bedroom Two

11'11" x 9'1" (3.63m x 2.77m)

Double glazed sliding patio doors to the rear going out to the sunroom, coving, radiator, and mirrored sliding wardrobes.

## Sun Room

10'3" x 9'10" (3.12m x 3.00m)

Double glazed window facing the side, double glazed patio doors going out into the garden, wall lights, coving, and electric radiator.

## Rear Garden

Fully enclosed north westerly facing rear garden offering access to a garage, outside tap, large patio areas which are very well manicured and landscaped with flower bed borders, mostly laid to lawn with a mixture of mature trees, plants and shrubs and fully enclosed by panel and mid height wire fencing.

## Garage

Manual up and over door with power and lighting, double glazed UPVC door to the side going out into the garden, with a storage room attached to the rear with a double glazed facing the rear and a double glazed UPVC door for entry.

### Utility Space

9'5" x 3'4" (2.87m x 1.02m)

Double glazed windows to the front, side and rear, plumbing for a washing machine and a double glazed door to the side which goes out to the front of the garage.

### Agents Notes

Tenure - Freehold

Council Tax Band - D







## Road Map



## Hybrid Map



## Terrain Map



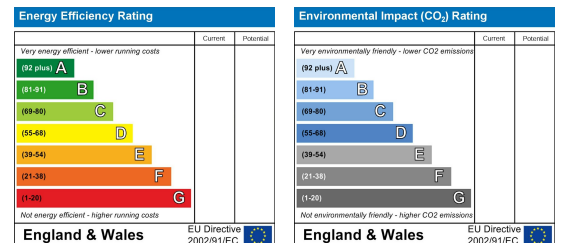
## Floor Plan



## 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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