

Foxhall



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Thacker Close

Bramford, Ipswich, IP8 4FA

Offers over £290,000



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Front Garden

Mostly laid to lawn with flower bed borders and a mixture of trees, shrubs and plants and a pathway to the front door. To the right hand side of the front door there is parking, which is a visitor space enough for two cars which are within the boundary and maintained by this property.

Entrance Hall

Entry via a double glazed door facing the front, coving, access to the stairs, under-stairs storage cupboard, radiator, lino flooring, and doors to the cloakroom W.C., lounge and the kitchen/ diner.

Cloakroom W.C.

6'1" x 2'11" (1.86m x 0.90m)

Double glazed obscure window to the side, coving, extractor fan, radiator, low-flush W.C., pedestal wash hand basin with a mixer tap, tiled splash-back and lino flooring.

Lounge

15'7" x 10'10" (4.76m x 3.32m)

Double glazed window facing the front, coving, two radiators and double internal doors to the kitchen/diner.

Kitchen / Diner

17'7" x 8'11" (5.38m x 2.72m)

Double glazed window facing the rear, double glazed double French style doors going out into the rear garden, coving, ceiling mounted extractor fan, wall and base fitted units with cupboards and drawers, integrated dishwasher, integrated washing machine, built in oven, gas hob and a cooker hood above, space for a fridge freezer, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap, tiled splash-back, plenty of space for dining, modern lighting, radiator and tiled flooring throughout.

Landing

Access to the loft, double glazed window facing the side, radiator, airing cupboard which gives you access to the water tank and doors to bedrooms one, two, three and the bathroom.

Bedroom One

10'2" x 10'4" (3.11m x 3.16m)

Double glazed window facing the rear, coving, radiator and a door to the en-suite shower room.

En-Suite

7'4" x 3'8" (2.24m x 1.12m)

Coving, extractor fan, shaver point, step-in shower cubicle, pedestal wash hand basin with a mixer tap, low-flush W.C., radiator, splash-back tiling and laminate flooring.

Bedroom Two

10'2" x 9'4" (3.11m x 2.87m)

Double glazed window facing the front, coving, radiator and a panelled feature wall.

Bedroom Three

8'9" x 7'0" (2.69m x 2.14m)

Double glazed window facing the rear, coving and a radiator.

Bathroom

6'11" x 6'0" (2.13m x 1.84m)

Double glazed obscure window to the front, extractor fan, coving, panel bath with a mixer tap and shower attachment, low flush W.C., vanity wash hand-basin with a mixer tap, stainless steel heated towel rail, half tiled walls and laminate flooring.

Rear Garden

North facing low maintenance rear garden, fully enclosed by a wood panel fencing with a decking area

perfect for entertaining and alfresco dining, mostly laid to lawn with a pathway, access to a shed and a gate to the rear which gives you a passageway to the parking area.

Parking

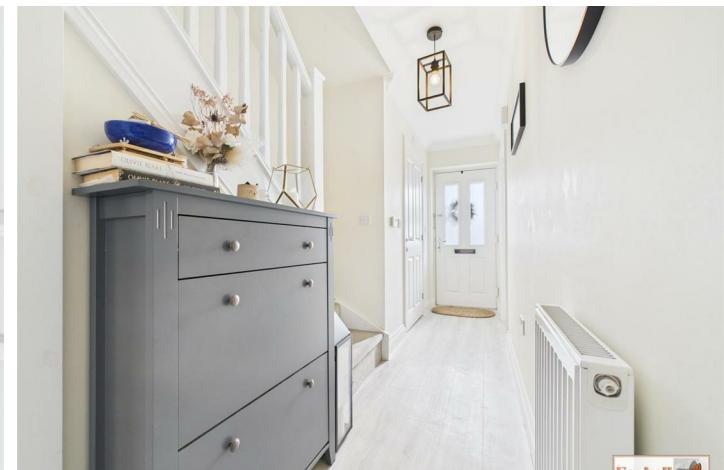
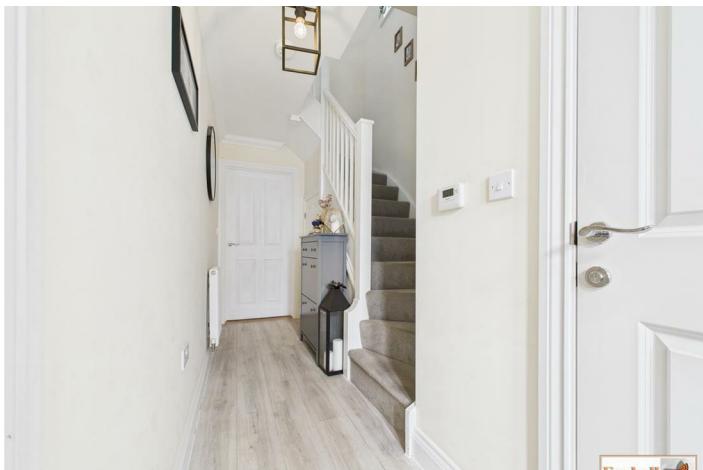
Residents car parking area and the property has two allocated parking spaces, but there are further visitor spaces within the development. The visitors spaces are within their boundary that they have to maintain is enough for two cars. They are open to use between the row of terraces and access to the allocated parking spaces is down the right hand side of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - A







Road Map



Hybrid Map



Terrain Map



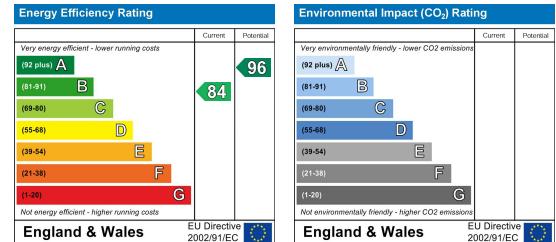
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.