

Foxhall



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Salehurst Road

Broke Hall Ipswich, IP3 8SD

Offers in excess of £475,000



4



2



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C



Salehurst Road

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Front Garden

Mainly laid to lawn with hedging, block paved driveway providing off road parking for two vehicles side by side, with gated side access leading into the rear garden.

Entrance Hallway

Obscure glazed entrance door to entrance hall, radiator with cover, parquet flooring, stairs to first floor, cupboard under stairs and doors to the lounge, kitchen/living/family area.

Lounge

15'10" x 12'7" (4.83m x 3.84m)

Double glazed window to front, coal effect fire and surround, radiator and double doors to sitting area.

Kitchen / Dining / Sitting Area

20'4" x 19'8" (6.20m x 5.99m)

Well fitted comprising 1 1/4 sink bowl single drainer sink unit with a mixer tap over, excellent range of roll-top work surfaces with cupboards and drawers under, wall mounted cupboards over, induction hob with extractor over, double oven / micro , integrated fridge, upright housing integrated fridge freezer, tiled flooring, cupboard under the stairs door to the rear hallway and through to the dining area.

Dining Area - Double glazed window to rear and side, radiator, tiled flooring, double glazed sky light and double glazed French style doors going out to the rear garden.

Sitting Area - Double glazed skylight, double glazed window to rear and downlighters.

Rear Hallway

Radiator, double glazed door to outside, door to the garage and doors to utility area and cloakroom.

Cloakroom W.C.

Low-level W.C., corner basin, radiator and obscure double glazed window to the rear.

Landing

Doors to bedrooms one two, three and four and the bathroom.

Bedroom One

16'4" x 9'2" (4.98m x 2.79m)

Two double glazed windows to front, radiator, coved ceiling and door to en-suite.

En-Suite

6'7" x 5'6" (2.01m x 1.68m)

Shower, his and hers wash hand basins with mixer taps with drawers and cupboards under, low-level W.C., heated towel rail, tiling to walls and floor, downlighters, extractor fan, built-in airing cupboard housing the water tank and double glazed obscure window to the side.

Bedroom Two

13'2" x 10'10" (4.01m x 3.30m)

Double glazed window to front, radiator and coved ceiling.

Bedroom Three

12'11" x 11'0" (3.94m x 3.35m)

Double glazed window to rear, radiator and coved ceiling.

Bedroom Four

9'8" x 6'9" (2.95m x 2.06m)

Double glazed window to rear, radiator and coved ceiling.

Family Bathroom

9'3" x 6'8" (2.82m x 2.03m)

Panel bath with a mixer tap and a shower attachment

over, independent shower cubicle with shower, low-level W.C., wash hand basin with mixer tap and cupboards and drawers under, access to the loft, heated towel rail, tiled flooring and two double glazed obscure windows to rear.

Garage

15'4" x 8'2" (4.67m x 2.49m)

Manual up and over door with power and light.

Rear Garden

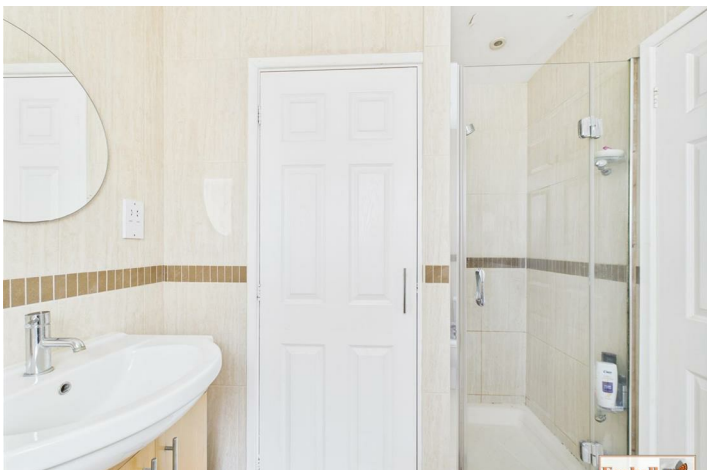
Patio area, mainly laid to lawn with mature shrubs and hedging.

Agents Notes

Tenure - Freehold

Council Tax Band - E







Road Map



Hybrid Map



Terrain Map



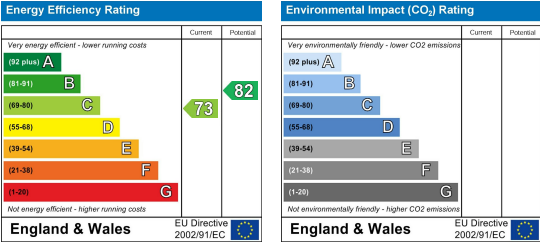
Floor Plan



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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