

**Foxhall**



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**Braziers Wood Road**

**Braziers Wood, Ipswich, IP3 0SA**

**Guide price £260,000**



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## Front Garden

Off road parking for one large car comfortably or two smaller vehicles. The front garden is mostly laid with shingle with a pathway leading to the front porch, there is a gated area leading to the carport. Under the carport there is a ramp with handrails leading to the side door giving you entry to the kitchen.

## Entrance Porch

Entry via a UPVC double glazed obscured door facing the front, coving, radiator and door into the lounge.

## Lounge

**15'4 x 10'6 (4.67m x 3.20m)**

Double glazed bay window facing the front, coving, radiator and laminate flooring with a door into the hallway.

## Inner Hallway

Doors to kitchen, wet room, bedrooms one and two, a storage cupboard with laminate flooring throughout.

## Kitchen

**10'6 x 10'6 (3.20m x 3.20m)**

Double glazed window facing the front, double glazed window facing the side, double glazed door facing the side leading to the ramp. The kitchen has wall and base fitted units with cupboards and drawers, coving, spotlights, wall mounted Viessmann boiler, space for a single oven, plumbing for a washing machine, a 1 1/2 sink bowl and drainer unit with a mixer tap, space for a fridge, space for a freezer, and tiled flooring and splashback.

## Bedroom One

**10'1 x 10'6 (3.07m x 3.20m)**

Double glazed window facing the rear, radiator, coving and laminate flooring.

## Bedroom Two

**10'7 x 8'10 (3.23m x 2.69m)**

Double glazed window facing the rear and radiator, coving, laminate flooring and access to the loft.

## Wet Room Style Shower Room

**7'7 max x 6'5 (2.31m max x 1.96m)**

Double glazed obscured window to the side, wet room style shower room with the drainage in the floor, electric shower mounted to the wall, low flush W.C. vanity wash hand basin with a mixer tap, heated towel rail, coving and an extractor fan.

## Rear Garden

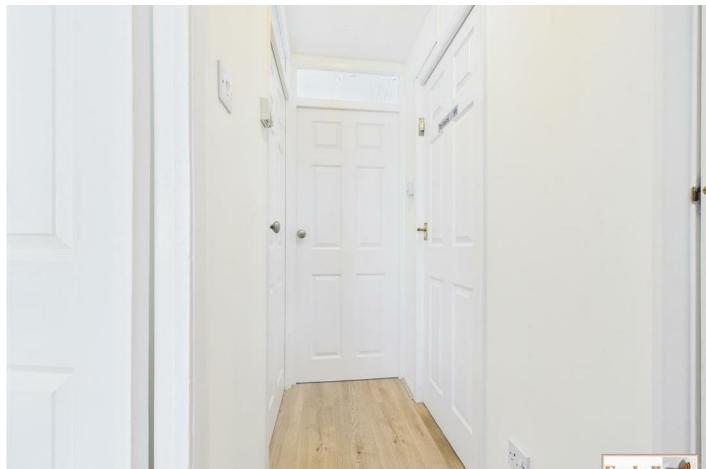
Fully enclosed, unoverlooked sunny rear garden enclosed via panel fencing giving you access to an outbuilding which has been converted from a garage, with a door to the side giving you access with power and lighting and a single glazed window to the side. There are patio areas, a two tier garden with steps up to lawn areas, flower bed borders, plants shrubs and trees and an outside tap and access to the carport which leads to the front of the property.

## Agents Notes

Tenure - Freehold

Council Tax Band B





## Road Map



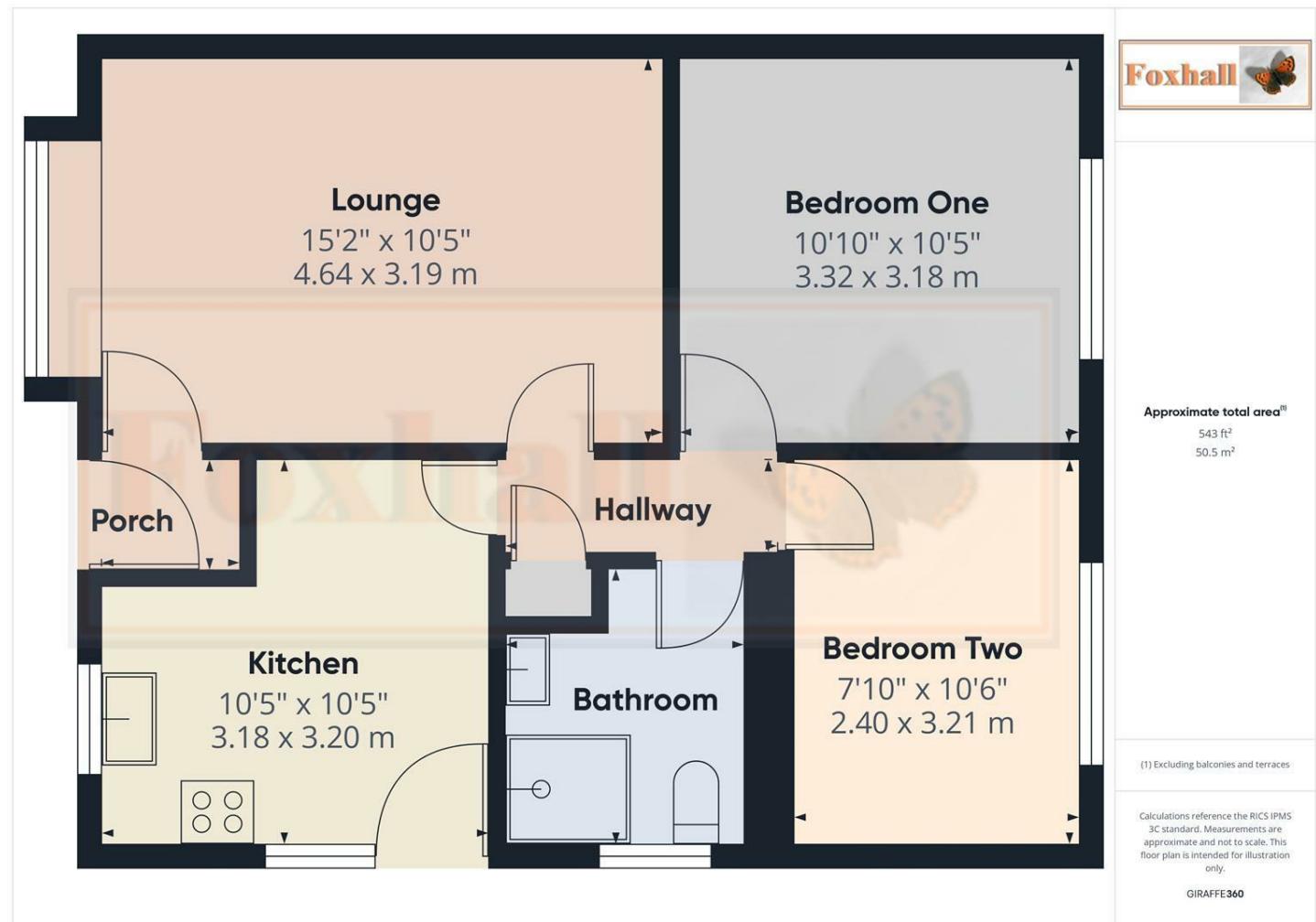
## Hybrid Map



## Terrain Map



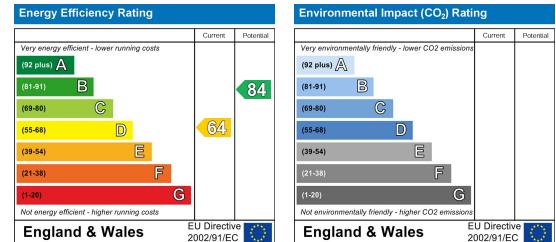
## Floor Plan



## 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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