

Foxhall



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Arundel Way

Broke Hall Catchment, Ipswich, IP3 8SF

Guide price £350,000



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Front Garden

Hardstanding driveway suitable for two vehicles comfortably, further shingled area which could be parked on making a further space, pathway to the rear garden, access to the garage and a step to the porch.

Entrance Porch

Constructed of brick and UPVC and double glazed windows and door with tiled flooring.

Entrance Hallway

Double glazed door into the entrance hallway, double glazed obscure window to the side which is full length providing plenty of light into the hallway, radiator, carpet flooring, stairs up to the first floor with understairs cupboards, coving, telephone point, door into the lounge / diner and a door to the kitchen.

Lounge / Diner

24'1" x 11'10" (7.34m x 3.61m)

Large triple glazed window to the front with fitted blinds, radiator, carpet flooring, coving, phone point, aerial point and through to the dining room. The dining room has coving, carpet flooring, electric wall mounted heater (not tested), triple glazed window to the rear and a door to the kitchen.

Kitchen

9'11" x 9'2" (3.02m x 2.79m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with a mixer tap over, splash-back tiling, tiled flooring, Flavel electric oven which is nearly new to stay, triple glazed window to the rear, space under counter for a fridge or freezer if required, Ideal Mexixo two floor mounted boiler which is regularly serviced and a double glazed pedestrian door out into the utility room.

Utility Room

8'0" x 5'7" (2.44m x 1.70m)

Space and plumbing for a Miele washing machine, space for a Hotpoint tumble dryer these are relatively new so will be staying, wall mounted electric heater (not tested), tiled flooring, space for a full height fridge freezer, double glazed UPVC window and door leading out to the rear garden, door to the downstairs W.C. and door to the internal garage.

Downstairs W.C.

High-level flush W.C., double glazed obscure window to side, tiled walls and tiled flooring.

Landing

Coving, large double glazed window with fitted blinds to the side, doors to bedrooms one, two, three and the bathroom and access to the loft hatch.

Bedroom One

12'11" x 8'7" (3.94m x 2.62m)

Triple glazed window to the front with fitted blinds, carpet flooring, coving, radiator and fitted wardrobes along one wall with matching chest of drawers to remain.

Bedroom Two

10'10" x 8'8" (3.30m x 2.64m)

Carpet flooring, radiator, triple glazed window to the rear, coving and fitted wardrobes and shelving.

Bedroom Three

7'8" x 7'8" (2.34m x 2.34m)

Triple glazed window to the front with fitted blind, radiator, carpet flooring and coving.

Bathroom

7'9" x 6'0" (2.36m x 1.83m)

Walk-in shower cubicle with shower, wash hand basin,

low-flush W.C., fully tiled walls, vinyl flooring, triple glazed obscure window to the rear, airing cupboard with a tank and storage, heated towel rail and a wall mounted heater (not tested).

Rear Garden

33'6" x 88'3" (10.23 x 26.9)

Patio area with brick built barbeque and outside tap, mid height gate to the side leading to a further full size pedestrian gate to the front. Fully enclosed rear garden, mainly laid to lawn with a pathway to the rear with raised borders with flowers, mature planting, mid height fence, gate and a pergola arch though to a further low maintenance area with mature planting and a shed to stay.

Garage

16'7" x 8'2" (5.05m x 2.49m)

Manual up and over door with a window, access to the fuse box, access to the gas mains, plenty of room for storage or chest freezer etc or the potential to expand into.

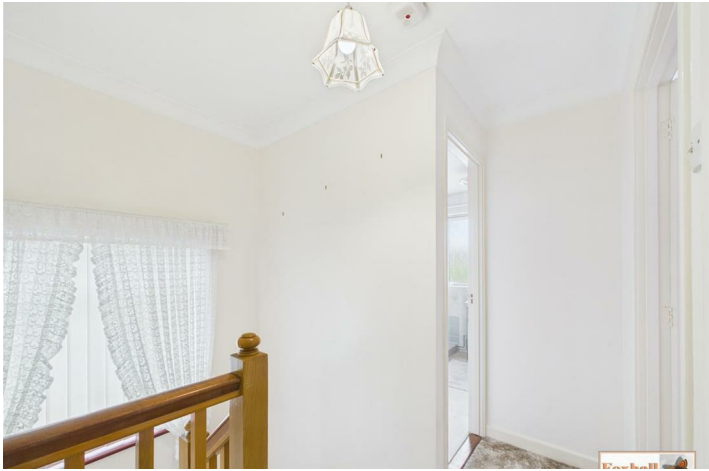
Agents Notes

Tenure - Freehold

Council Tax Band - D









Road Map



Hybrid Map



Terrain Map



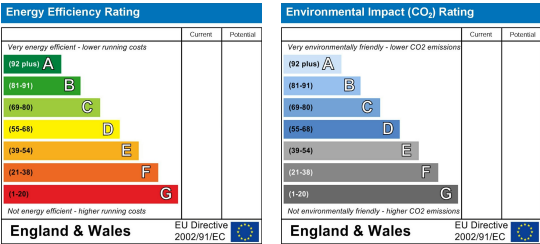
Floor Plan



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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