

# Foxhall



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**Blandford Road**  
Broke Hall, Ipswich, IP3 8SL

Asking price £329,995



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There are two good sized bedrooms. The main bedroom has twin double built-in wardrobes and the second bedroom has full width slide fitted wardrobes.

The garden is another major selling point of the property which is easterly facing being 50ft plus and is completely un-overlooked from the rear and fully enclosed by panel fencing making it ideal for anyone with dogs or young children. The garden is well stocked with shrubs and flowers and is an absolute picture of colour with Rhododendrons in the spring. To the front of the property there is a long concrete driveway providing access for up to 4 vehicles plus a detached brick built garage supplied with light and personal door to the rear and a garden shed will also remain.

Positioned within Blandford Road less than five minutes walk to all of Broke Hall's shopping facilities including a Co-op supermarket, post office and fish & chip shop which the valuer can highly recommend on a personal basis.

## Front Garden

Open plan paved with a new resin pathway leading up to the front door with inset shrubs. A long concrete driveway at the front and side of the bungalow provides parking for up to four average length vehicles.

## Entrance Hall

Wood flooring, radiator and a door to a very handy built-in cupboard with hanging and shelved storage space. Doors to:-

## Lounge

14'9" x 11'1" (4.50m x 3.38m)

Focal point of the room is an electric feature fire neatly inset into fireplace surround, the lounge is easterly facing with patio doors opening out onto the garden making this a very sunny and bright room full of natural light.

## Kitchen / Diner

15'4" x 7'10" (4.67m x 2.39m)

Polycarbonate sink, part tiled walls, Bosch four ring gas hob with extractor hood above, built-in double oven, space and plumbing for both washing machine and dishwasher. Excellent range of gloss fronted units comprising base drawers, cupboards and eye-level units and through to dining area. In the dining area is a radiator and a window to rear with lovely views over the garden, this is south easterly facing making this a lovely pleasant sunny room especially first thing in the morning for breakfast. Part glazed door opening straight out onto the patio and garden and a further window from the sink area, ample worksurfaces and a triple pendant lighting over the table.

## Bedroom One

12'8" x 8'10" (3.86m x 2.69m)

Two double built-in wardrobes, radiator and a window to front.

## Bedroom Two

11'1" x 6'9" (3.38m x 2.06m)

Radiator, window to front and triple bespoke and professionally fitted sliding wardrobes concealing a wealth of full width hanging and shelf storage space.

## Shower Room

8'2" x 6'6" (2.49m x 1.98m)

Modern replacement shower room comprising a shower enclosure, vanity unit wash basin with cupboards beneath, low-level W.C., chrome heated towel rail, fully tiled walls, southerly facing window to front making this a lovely sunny and bright room for a good part of the day. There is also a very useful cupboard in the corner which was the former airing cupboard which has now had a radiator installed so can still be used as an airing cupboard but with much more room now the tank is no longer there including ample shelved and hanging storage space.

## Rear Garden

One of the main selling features of the property is this delightful easterly facing garden which, like the bungalow itself, has been extremely well maintained by the current owner. The garden is completely un-overlooked from the rear and commences with a spacious patio area, lawn and very well stocked flower and shrub borders with a wealth of bulbs and rhododendrons covering the full width of the rear which is an absolute riot of colour in the spring. The garden is fully enclosed by contemporary style panel fencing, there is a timber shed to remain and a lockable side wooden gate providing access to the driveway area and also side lighting and an outside tap.

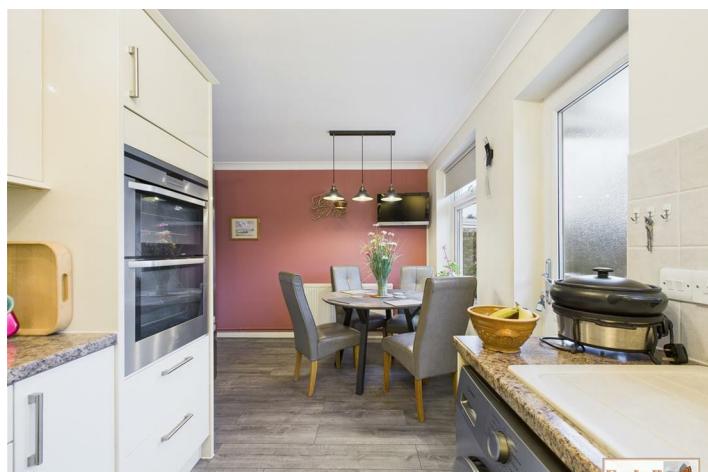
## Garage

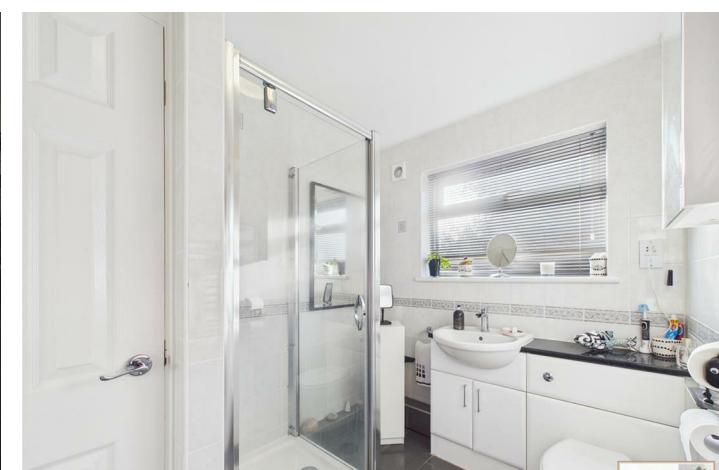
Manual up and over door, supplied with light and a personal door that leads out into the rear garden.

## Agents Notes

Tenure - Freehold

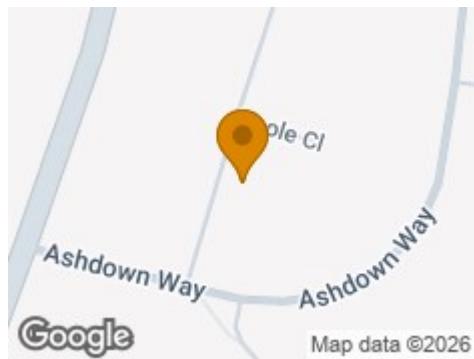
Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



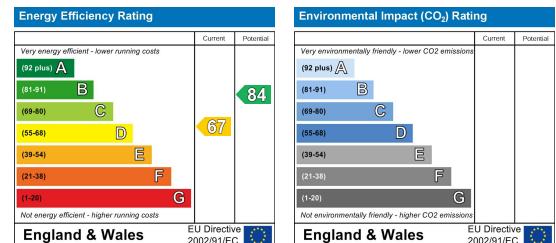
## Floor Plan



## 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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