

Foxhall



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Brunswick Road

Northgate, Ipswich, IP4 4BP

Asking price £335,000



3



1



2



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These include delightful feature Victorian style fireplaces in the lounge and the front bedroom plus high lip skirting boards, picture rails, beams, wooden panelled doors throughout, exposed wood flooring and stripped wood flooring in some areas. The downstairs cloakroom has a recently replaced W.C. suite and there is also a speaker system running throughout the property with speakers in many of the rooms.

This part of Brunswick Road is highly sought after within a five minute walk is the Brunswick Road recreation ground and is in prime Northgate High School catchment area (subject to availability). In the other direction is Ipswich town centre and Waterfront area is only a 15 minute walk away.

Front Garden

Commences with a concrete area providing off-street parking for two vehicles with an area of lawn and a block paved pathway leading to the side entrance. The garden is enclosed by panel fencing with a flower/shrub border with outside lighting. There is ample space to accommodate further parking if required on the lawn area and in total you could accommodate up to 5/6 carefully parked average size vehicles.

Entrance Hallway

Double glazed front entrance door through to the entrance hallway, wood flooring, stairs rising to the first floor, picture rail, large radiator, understairs recess storage area and recessed ceiling spotlights.

Lounge

13'10" x 11'0" (4.22m x 3.35m)

Easterly facing window to the front making this a lovely sunny room first thing in the morning. The centrepiece of the room is a beautiful Victorian style fireplace with tiled hearth and wooden mantle. This is a genuine working open fire with beautiful detailing, large radiator,

two additional windows to the side, laminate flooring, beams and picture rails.

Kitchen

18'2" x 13'5" (5.54m x 4.09m)

Beams, picture rails, tiled flooring, Hotpoint double oven, built-in fridge and freezer, Bosch five ring gas hob, 1 1/2 bowl FRANKE polycarbonate sink with a mixer tap, ample wooden worksurfaces and ample gloss white fronted units comprising base drawers, cupboards and eye-level units with kick space LED lights, under cabinet LED lights, tiled flooring, separate island which is also a breakfast bar with four barstools and on the other side is full width soft closed doors matching gloss fronted cupboards and drawers with extra sockets on the island.

Kitchen/ Dining / Sitting Room

12'11" x 11'11" (3.94m x 3.63m)

Large open plan kitchen/dining/sitting room with a vertical radiator and bi-fold doors opening out directly into the garden. Two windows to side, fitted cupboards and eye-level cupboards, stripped wooden flooring. Access leads to the loft in the pitched roof part of the rear extension which has a fitted sturdy wooden cantilever loft ladder and a light.

Utility Recess

Space and plumbing for a washing machine and tumble dryer with shelving.

Downstairs W.C.

Modern replacement suite comprising vanity unit wash basin with cupboards beneath, heated towel rail, W.C., large mirror, extractor fan, window to side, tiling and wood flooring.

Landing

Recess ceiling spotlights, laminate flooring, picture rails,, door to built-in shelved cupboard housing the boiler which has been regularly serviced.

Bedroom One

12'1" x 11'0" (3.68m x 3.35m)

Window to the front, two windows to side, radiator, a feature of the room is a Victorian style fireplace with a tiled hearth and twin built-in cupboards either side of the chimney breast.

Bedroom Two

13'5" x 9'8" (4.09m x 2.95m)

Radiator, laminate flooring, small window to side, picture window leading to rear with nice views over the garden and high lip skirting boards.

Bedroom Three

10'6" x 7'8" (3.20m x 2.34m)

Window to front, radiator and laminate flooring.

Bathroom

9'2" x 5'1" (2.79m x 1.55m)

L-shaped bathroom which accommodates a good size bath, large walk-in shower which has an extractor fan, fully tiled walls in the shower area, vanity unit wash basin with cupboards beneath, full height cupboards and drawers, chrome heated towel rail and recessed ceiling spotlights.

Rear Garden

One of the main benefits of the property is the delightful garden which is westerly facing and an absolute suntrap from midday onwards. The garden commences with a full width raised patio area which leads to an extremely well maintained lawn area with flower/shrub borders which are full of bulbs and young trees including peach, pear and two apple trees with ample outside sockets and lighting. There is high panelled fencing on both sides making the property ideal for anyone with young children or dogs.

Garage/Workshop/Carport

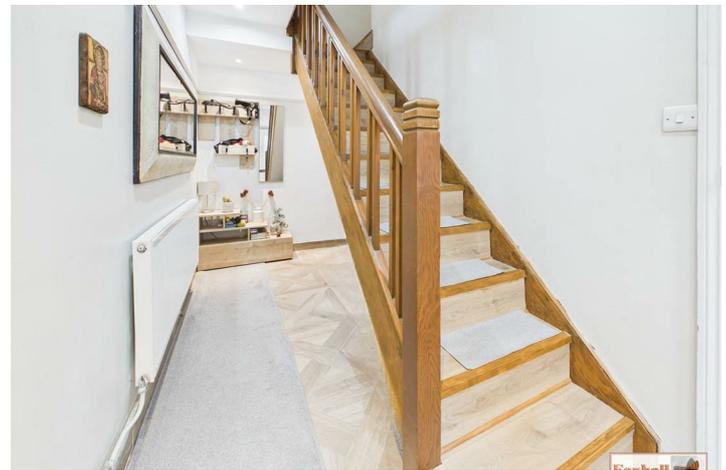
10'7" x 7'9" & 7'6" x 5'7" (3.23m x 2.36m & 2.29m x 1.70m)

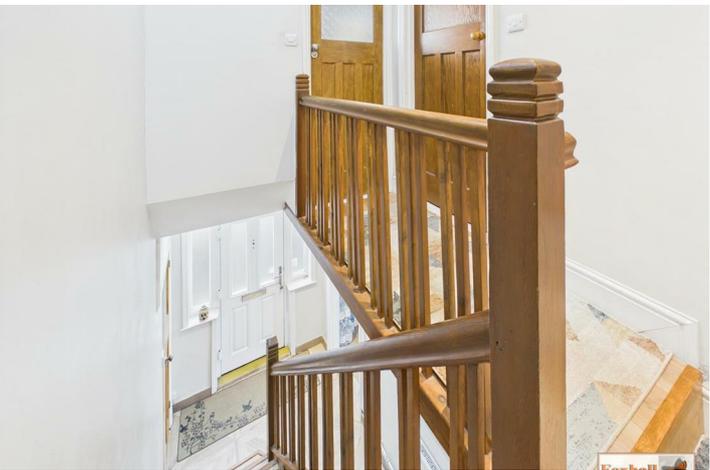
With electric up and over door which opens up to a rear vehicular access. Double size brick built pitched roof garage/workshop/ carport with fitted benches, drawers and cupboard, light and ample power points. This is in two sections with a stud wall with further fitted units and worksurfaces and window looking out into the garden plus UPVC double glazed door and concrete flooring with large open access to a very large eaves storage space which runs the full width of the double garage. Vehicular access leads to the garage at the rear which is accessed further up Brunswick Road from the property.

Agents Notes

Tenure - Freehold

Council Tax Band - B



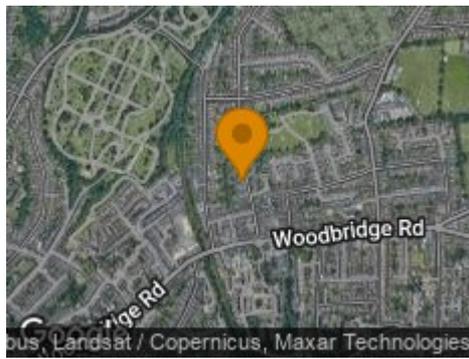




Road Map



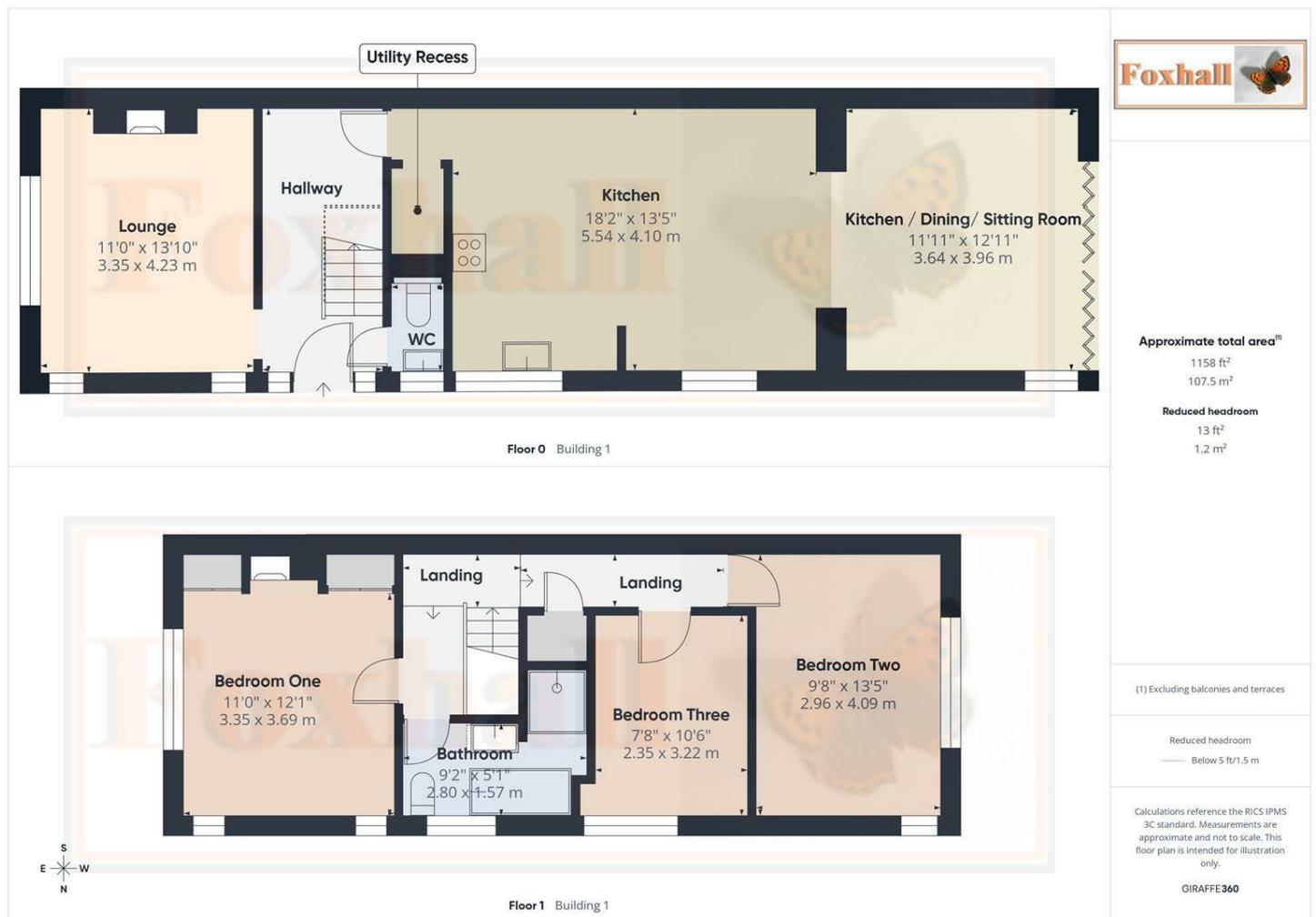
Hybrid Map



Terrain Map



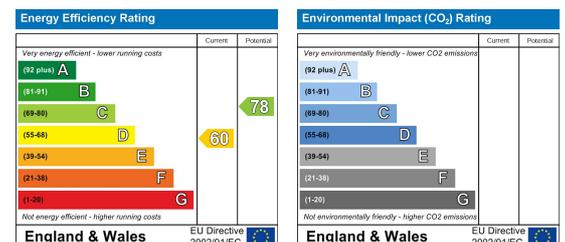
Floor Plan



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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