

Foxhall



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Bodiam Close

Broke Hall, Ipswich, IP3 8QR

Price £350,000



2



1



2



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Front Garden

Off-road parking for up to four cars comfortably via a block paved driveway, pathway to the front door, access to the detached garage and a gate to the side which leads to the rear garden.

Entrance Hall

Welcoming entrance hall with a double glazed obscure door facing the front, coving, radiator, a storage cupboard and doors to bedrooms one and two, lounge, shower room and double internal glass doors into the kitchen/dining area.

Bedroom One

12'10" x 10'11" (3.91m x 3.33m)

Double glazed window facing the front, coving and a radiator.

Bedroom Two

11'1" x 9'3" (3.38m x 2.82m)

Double glazed window facing the front, coving and a radiator.

Lounge

14'11" x 11'1" (4.55m x 3.38m)

Double glazed sliding patio door going out into the conservatory, modern floor to ceiling radiator, coving and a double glazed window facing the rear.

Conservatory

15'8" x 8'3" (4.78m x 2.51m)

Mixture of double glazed obscure and non-obscure windows facing the rear and side with fitted blinds, lighting, sliding patio door to the rear, double glazed door to the side also going out into the garden, roof with fitted blinds, fully tiled flooring and power.

Shower Room

8'1" x 6'5" (2.46m x 1.96m)

Double glazed obscure window facing the side, access to the loft, stainless steel heated towel rail, low-flush W.C., vanity wash hand basin with a mixer tap, step-in corner shower cubicle with a feature waterfall shower head, spotlights, extractor fan, half tiled wall, tiled splash-back and fully tiled flooring.

Kitchen/Diner

15'6" x 7'9" (4.72m x 2.36m)

Entry via double internal glass doors, two double glazed windows facing the rear, spotlights, radiator, plenty of space for dining, wall and base fitted units with cupboards and drawers, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap, integrated dishwasher, built-in double oven with a grill function, induction hob with cooker hood above and glass splash-back, roll-top worksurfaces, luxury vinyl flooring and a door leading to the utility room.

Utility Room

7'5" x 6'10" (2.26m x 2.08m)

Double glazed windows to the rear and side, double glazed sliding patio door facing the front of the property, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, space for a fridge freezer with power and lighting and luxury vinyl flooring.

Rear Garden

Fully enclosed south facing rear garden enclosed via panel fencing, mostly laid to lawn with a patio area, pathways, flowerbed borders with a mature range of shrubs and plants, outside tap, power, side courtyard mostly made up of hardstanding concrete and patio slabs leading to the garage and the gate which takes you to the front garden.

Garage

Manual up and over door with power and lighting and a single glazed obscure window to the rear and a door to the side.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



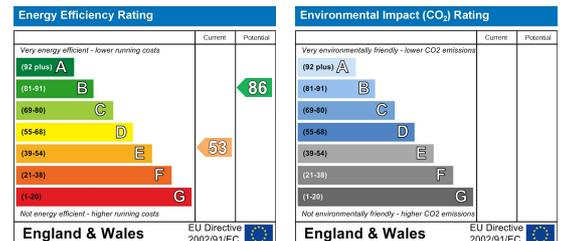
Floor Plan



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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