

# Foxhall



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## Flindell Drive

Bramford, Ipswich, IP8 4ES

Asking price £250,000



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## Front Garden

Fully enclosed via conifer hedges with flower bed borders with a pathway leading to the front door.

## Entrance Hall

Entry via a solid hardwood door to the front with two double glazed frosted windows either side. Radiator, laminate flooring, storage cupboard, access to the stairs, doors to the lounge, kitchen and dining room.

## Lounge

15'8 x 12'6 (4.78m x 3.81m)

Double glazed window facing the front and double glazed window facing the rear. Single glazed door facing the rear going out to the rear garden, Tiled window sills and laminate flooring. Serving hatch from the kitchen and a large understairs cupboard.

## Kitchen

11'9 x 10'9 (3.58m x 3.28m)

Double glazed window facing the rear, double glazed door going out to the rear garden, wall and base fitted units with cupboards and drawers, space for an oven, stainless steel double sink bowl with drainer unit with a mixer tap, tiled splash-back, laminate flooring, radiator, service hatch through to the lounge and a wall mounted GlowWorm boiler approximately 8 years old and regularly serviced.

## Dining Room

10'11 x 7'3 (3.33m x 2.21m)

Double glazed frosted window facing the front, radiator, wall lights, laminate flooring and a door to the ground floor shower room.

## Shower Room

Double glazed frosted window facing the front, extractor fan, spotlights, large double walk-in cubicle with electric

shower over, wash hand basin with a mixer tap, low flush W.C., hand rails for disability access, radiator and fully tiled walls and flooring.

## Landing

Double glazed window facing the front which is located halfway up the stairs. At the top on the main landing there are two double glazed windows facing the front, radiator, access to the loft (insulated) and doors to bedrooms one, two, three, the bathroom, airing cupboard and a storage cupboard.

## Bedroom One

15'9 x 9'5 (4.80m x 2.87m)

Double glazed window facing the rear and radiator.

## Bedroom Two

15'9 x 8'6 (4.80m x 2.59m)

Double glazed window facing the rear and a radiator.

## Bedroom Three

12'5 x 8'10 (3.78m x 2.69m)

Double glazed window facing the rear, radiator and a built-in wardrobe.

## Bedroom Four

12'5 x 8'6 (3.78m x 2.59m)

Double glazed window facing the side and a radiator.

## Bathroom

Double glazed frosted window facing the rear, low flush W.C., pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps and an electric shower over, radiator, tiled splash-back and lino flooring.

## Rear Garden

Fully enclosed spacious rear garden enclosed by fencing and conifer hedges and accessible via the side of the property where the parking is. Panel fencing across the

rear with a gate leading to a shared passageway. Mostly laid to lawn with a patio area and further parking which is accessible through the gate.

### Garage

18'2 x 7'10 (5.54m x 2.39m)

Double manual wooden swing doors for entry and a single glazed window to the rear of the property.

### Agents Notes

Tenure - Freehold

Council Tax Band - B









## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1341 ft<sup>2</sup>  
124.7 m<sup>2</sup>

(1) Excluding balconies and terraces

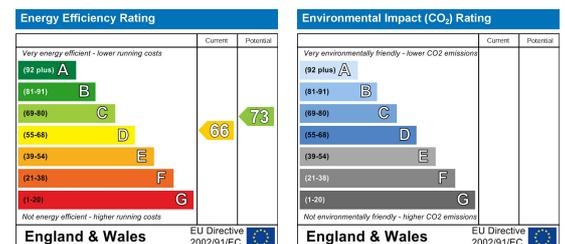
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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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