

Foxhall



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9 Ashdown Way

Broke Hall Catchment, Ipswich, IP3 8RJ

Guide price £325,000



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Summary Continued

Ashdown Way is on the highly sought after Broke Hall development, within the Broke Hall Primary and Copleston High School catchment areas. There are bus routes in Ashdown Way itself and a large play area is within a 5 minute walk as well as are some lovely woodland walks and nature area towards Bucklesham Road.

We thoroughly recommend a internal inspection of this property.

Front Garden

Low maintenance front garden with hardstanding suitable for off road parking for two to three vehicles and pedestrian gate to the rear garden.

Porch

Light, glazed door to the front, double glazed window to the side, double glazed window to the front and vinyl flooring.

Entrance Hallway

Double glazed door into the entrance hallway, full height double glazed window to the side with a fitted blind, phone point, carpet flooring, radiator, stairs up to the first floor, door to kitchen, door to the lounge and a cupboard under the stairs suitable for coats, shoes, boots, etc.

Lounge

13'7" x 11'9" (4.14m x 3.58m)

Large double glazed window to the front with fitted slatted blinds, radiator, carpet flooring, coving, aerial point and a gas fire (not tested), wall lights and central light and double sliding doors into the dining room.

Dining Room

9'10" x 8'6" (3.00m x 2.59m)

Coving, radiator, double glazed window patio doors out into the rear garden and also a serving hatch and central light.

Kitchen

9'10" x 9'2" (3.00m x 2.79m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, freestanding gas oven, fully tiled walls, radiator, ceramic sink bowl drainer unit with a mixer tap, double glazed window to the rear with fitted roller blind, space for a full height fridge freezer, strip light, serving hatch and a door to the utility room.

Utility Room

8'1" x 6'9" (2.46m x 2.06m)

Comprising of wall and base units with cupboards and drawers and work surfaces over, brick and UPVC construction, pedestrian door out into the rear, strip light, vinyl flooring and doors to the W.C. and garage. Plumbing for a washing machine, space for a dryer if you want to have an integral dryer underneath the counter and space for a upright fridge if required.

W.C.

Window to rear, light, vinyl flooring and a low-flush W.C.

Landing

Doors to bedrooms one, two three and the bathroom, pendant light, carpet flooring and a double glazed window to the side with fitted blinds.

Bedroom One

12'10" x 10'4" (3.91m x 3.15m)

Large double glazed window to the front with fitted blinds, radiator and carpet flooring.

Bedroom Two

10'9" x 10'4" (3.28m x 3.15m)

Large double glazed window to the rear, radiator, carpet flooring, plenty of fitted furniture, two double wardrobes, a dressing table, a further wardrobe and two bedside tables to stay if new owners require them.

Bedroom Three

7'7" x 7'7" (2.31m x 2.31m)

Double glazed window to front with fitted blinds, radiators and carpet flooring.

Bathroom

7'9" x 5'9" (2.36m x 1.75m)

Panelled bath with shower over and fixed screen, pedestal wash hand basin, low-flush W.C., carpet flooring, obscure double glazed window to the rear with fitted roller blind, radiator, access to the loft which has a ladder, boarding, insulation and a light. Built-in airing cupboard and this has a tank and shelved storage.

Rear Garden

21'3" x 55'1" (6.488 x 16.8)

Fully enclosed rear garden, large patio area, mainly laid to lawn with ornate path to the rear where there is pea shingle and hardstanding with a shed to stay, mature shrubs and bushes and bulbs, outside tap and access to the side and front via a gate.

Garage

Manual up and over door, wall mounted Baxi boiler 2015 regularly serviced, strip light with power and lighting, plenty of room for car storage and storage of chest freezers, etc.

Agents Notes

Tenure - Freehold

Council Tax Band - D

Please note various items of furniture which could be left in the bedroom if required including 2 x double wardrobes, dressing table and side tables.







Road Map



Hybrid Map



Terrain Map



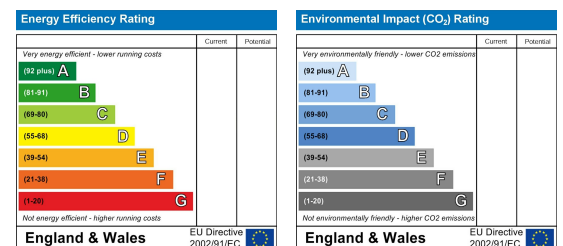
Floor Plan



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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