

Foxhall



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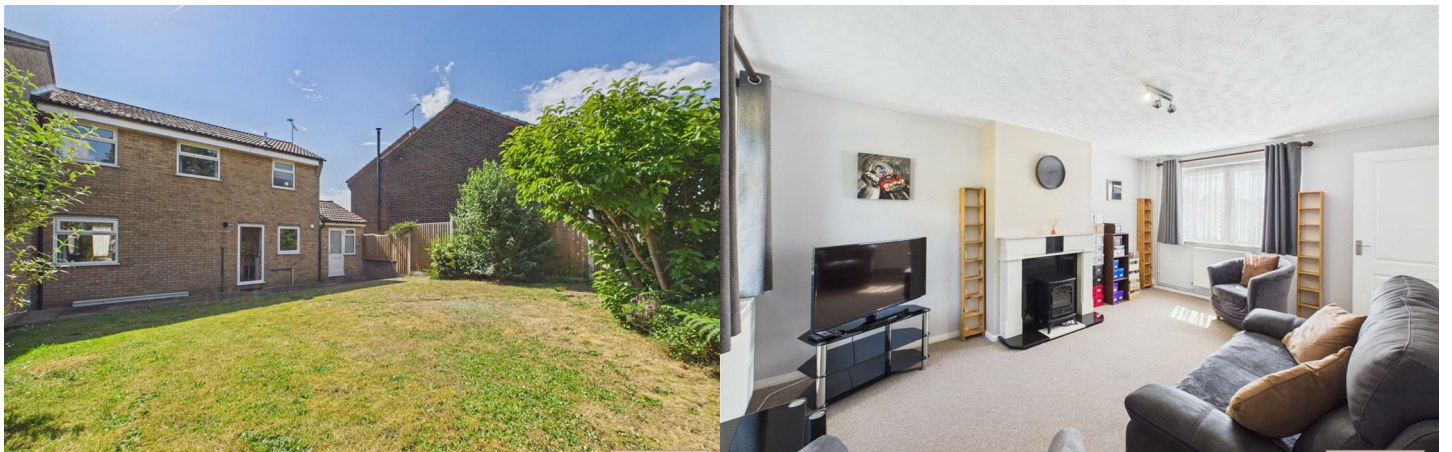
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Braziers Wood Road

Braziers Wood, Ipswich, IP3 0SA

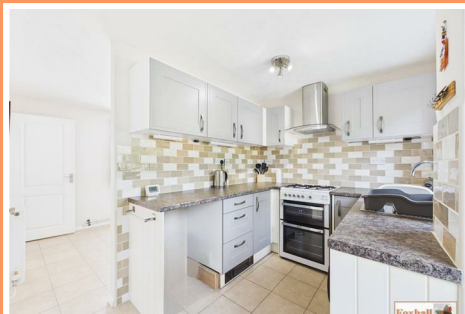
Guide price £270,000



Braziers Wood Road

Braziers Wood, Ipswich, IP3 0SA

Guide price £270,000



Front Garden

Steps up to the front door, low maintenance front garden mainly laid to shingle with borders with shrubs, bulbs and plants and a driveway providing off-road parking for two vehicles which leads to the garage and has an outside light.

Entrance Hallway

UPVC and double glazed entrance door into the entrance hallway, carpet flooring, access to the fuse box, stairs up to the first floor, telephone point, door to the lounge, door to the dining room and door to the downstairs cloakroom.

Lounge

15'10" x 11'6" (4.83m x 3.51m)

Double glazed window to the front, double glazed window to the rear, two radiators, carpet flooring, feature fireplace with a removeable electric fire and an aerial and telephone points.

Dining Room

9'5" x 8'3" (2.87m x 2.51m)

Double glazed window to the front, two radiators, tiled flooring and a doorway through to the kitchen.

Downstairs Cloakroom

Low-flush W.C., wash hand basin, vinyl flooring, obscure double glazed window to the side with fitted blind and a radiator.

Kitchen

9'5" x 7'2" (2.87m x 2.18m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, tiled flooring, tiled splash-back, double glazed window to the rear with a fitted roller blind, UPVC double glazed door to the rear, freestanding gas oven and hob with a stainless steel and glass extractor over, space for a further undercounter

fridge and freezer, space for a washing machine currently a Samsung one, wall mounted Baxi 415 Heat boiler which was installed in July 2023 it has a five year warranty with two years left on that and last serviced on 10th March 2026, stainless steel sink bowl drainer unit with a mixer tap over, access to a cupboard under the stairs which has a light, shelving and vinyl flooring,

Landing

Double glazed window to the rear, radiator and doors to bedrooms one, two and three and the bathroom and a cupboard which is housing the water tank.

Bedroom One

10'1" x 9'9" (3.07m x 2.97m)

Double glazed window to the front, radiator, carpet flooring, bespoke alcove and built-in double wardrobe and a telephone point.

Bedroom Two

10'2" x 8'6" (3.10m x 2.59m)

Double glazed window to the front, radiator, carpet flooring, bespoke fitted inset shelves and fitted wardrobes along with a mirror front fitted along one wall.

Bedroom Three

9'2" x 7'3" (2.79m x 2.21m)

Double glazed window to the rear, radiator, carpet flooring and access to the loft hatch.

Bathroom

6'5" x 5'5" (1.96m x 1.65m)

Obscure double glazed window to the rear with fitted roller blind, vanity wash hand basin, low-flush W.C., panelled bath with a mixer tap and electric Mira Sport shower over, vinyl flooring, heated towel rail and 2 1/2 tiled walls.

Rear Garden

29'10" x 30'0" (9.109 x 9.158)

Patio area with a tap suitable for alfresco dining, mainly laid to lawn with a sleeper border and pathway to the rear with mature shrubs and planting, un-overlooked.

Garage

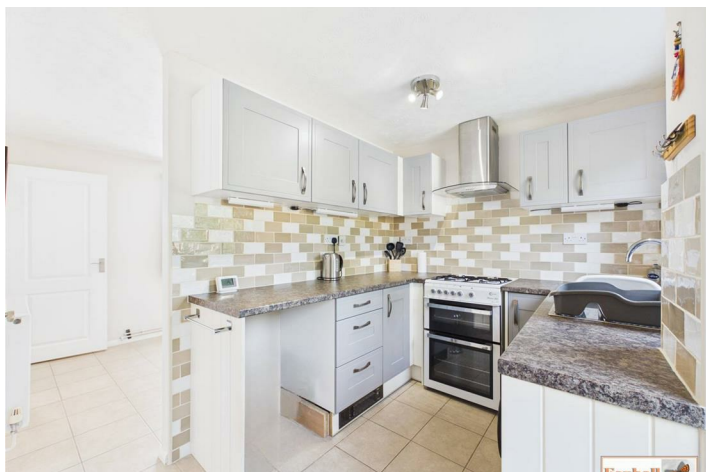
17'0" x 7'5" (5.18m x 2.26m)

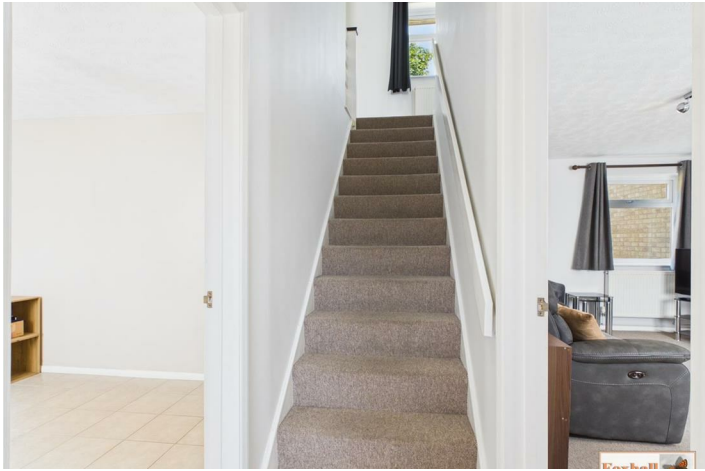
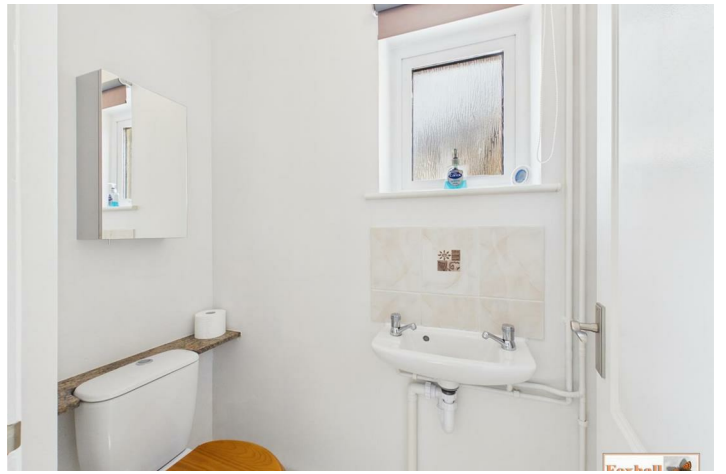
Manual up and over door with a light and rafter storage, pedestrian door and window to the rear with fitted blinds.

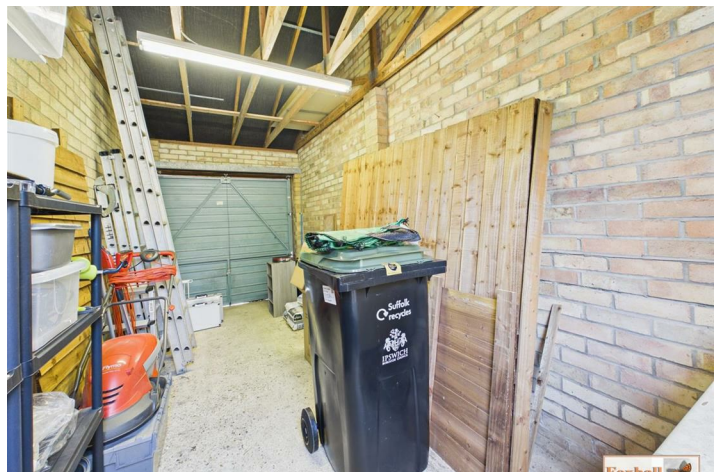
Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



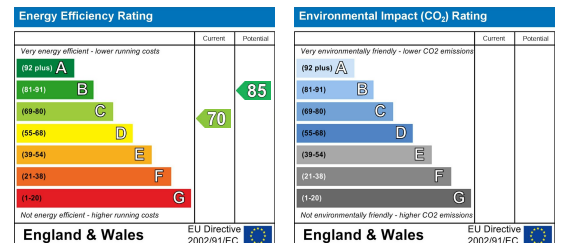
Floor Plan



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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