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Blandford Road

Broke Hall, Ipswich, IP3 8SL

Asking price £400,000



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Additional

All new flooring has been carried out and new panelled internal doors. The electric fire in the lounge area is less than a year old. This bungalow represents the ultimate in modern contemporary style where you can sit on a large decking area in the garden overlooking the beautifully landscaped garden with one of the best lawns that the valuer has seen in recent months. The entire bungalow does not need any further maintenance or work carried out to it. An ideal purchase for somebody looking for a property in immaculate decorative order which also has parking for upto four cars in one of east Ipswich's most sought after locations.

Reception Hallway

25'3" x 6'9" (7.716 x 2.065)

Replacement double glazed front entrance door opening through to main reception hallway which is extremely spacious, recessed ceiling spotlights, radiator and doors to all room off.

Lounge/Kitchen/Breakfast Room

25'2" x 16'2" (15'6" wide patio doors!) (7.671 x 4.941 (4.727 wide patio doors!))

An absolutely amazing extension has been added to the property to create this very impressive full width lounge / kitchen. Above this room is a large roof lantern which, not only makes a feature, but helps to make this very light and sunny room. At 15'6" wide, these are two of the largest patio doors that the valuer has seen overlooking the westerly facing garden with sun which would stream in from early afternoon onward. The kitchen area also has a southerly facing side window and both this and the patio doors have fitted blinds which are to remain and co-ordinate with the kitchen which has been professional re-fitted to a very high standard with quality gloss units. These include integrated

appliances including an AEG double oven, a Bosch dishwasher, a NEF washing machine and a fridge / freezer, concealed Baxi combination boiler, gas hob and extractor fan above, one and a half bowl sink unit. There are ample work-surfaces and an additional island which provides breakfast bar seating and pull out drawers on the other including adjacent twin pan drawers. The whole of the lounge / kitchen area has been beautifully ceramic tiled on the floor, the kitchen half of which has underfloor heating. In the lounge area a recently installed electric fire provides a centrepiece and there are full width recessed ceiling spotlights.

Bedroom One + Lounge Area

17'0" x 11'1" (5.199 x 3.384)

Extremely spacious main bedroom suite comprising of double sliding doors to built in wardrobes, double radiator, window to front, seating area ideal for watching television / reading / etc, with additional radiator and door opening into en-suite shower room.

En-Suite Shower Room

10'11" x 6'6" (3.334 x 1.983)

Superb extremely spacious double en-suite shower room which has been completed re-fitted to a high standard, there is a walk in double shower with screen and rain shower head, double width vanity unit wash hand-basin with drawers beneath, low level W.C., there is a triple shelving unit in the recess, recess spotlights, tiled floor and extractor fan.

Bedroom Two

12'10" x 10'10" (3.927 x 3.307)

Radiator and window to front.

Bedroom Three/Separate Dining Room

9'11" x 7'6" (3.025 x 2.307)

Currently being used as a dining room, radiator and window to side.

Family Bathroom

8'2" x 6'5" (2.511 x 1.971)

Modern bathroom suite comprising of pea shape bath with shower over and fitted curved shower screen, wash hand-basin and W.C., fully tiled walls in bath / shower area, half tiled walls in remainder of bathroom and tiled floor, heated towel rail and extractor fan, door to a cupboard which is the former airing cupboard and now which shelving and water softener. There is also access to the loft space which the vendor tells us is insulated. Window to side.

Front Garden

Mainly block paved providing off street parking for three cars with an additional driveway area providing parking for a further vehicle. The garden has neatly kept flowers and shrubs.

Garage

Electrically operated up and over door, supplied with power and light and personal door to rear garden.

Side Garden

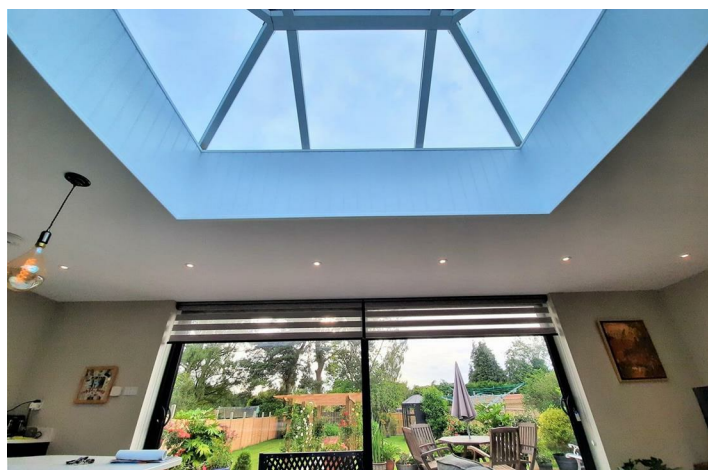
28' x 11' (8.53m x 3.35m)

A gate between the bungalow and garage leads to the side garden which is extremely spacious and has an outside tap and ideal area for storage / wheelie bins, etc.

Rear Garden

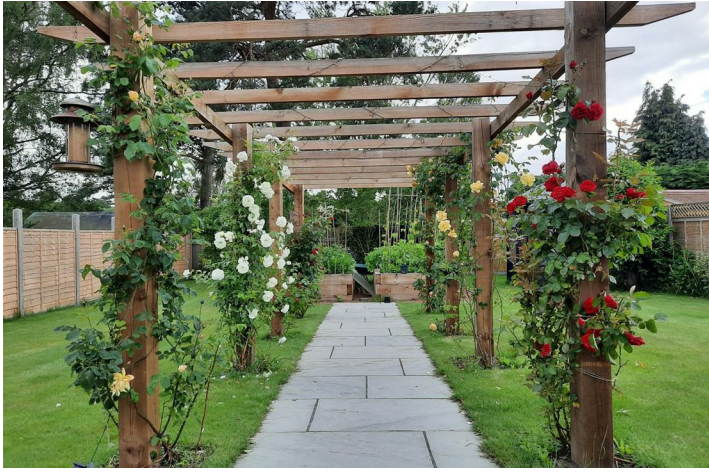
80' x 40' (24.38m x 12.19m)

Undoubtedly one of the main features of this bungalow is the superb westerly facing and extremely spacious rear garden being totally unoverlooked from the rear. The garden has been completely professionally landscaped from start to finish to a high standard. Commencing by the rear of the bungalow is a very spacious decking area with very neatly kept lawn and wooden rose arch / pagoda. A pathway underneath this leads to two flower / vegetable beds. There is also a timber summerhouse to remain, extremely well kept shrub / flower areas. The garden gets the sun for virtually all day and established trees behind the rear fence help to provide shade and screening. The lawn was completely re-turfed as part of the landscaping project.









Road Map



Hybrid Map



Terrain Map



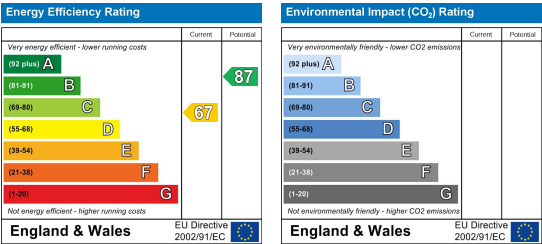
Floor Plan



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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