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**49 Dorchester Road**

**Broke Hall, Ipswich, IP3 8RQ**

**Offers in excess of £390,000**



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# 49 Dorchester Road

Broke Hall, Ipswich, IP3 8RQ

Offers in excess of £390,000



## Porch

Double glazed front entrance door, red tiled flooring and glazed window to front, side and back. Newly fitted obscured double glazed oak door to:

## Lobby

Door to under-stairs cupboard, parquet flooring, radiator and arch through to:

## Entrance Hallway

Stairs to first floor, parquet flooring, doors to solid oak lounge, kitchen and W.C.

## Downstairs W.C.

W.C., wash hand-basin, window to side and radiator.

## Lounge

15'6" x 11'2" (4.729 x 3.421)

Radiator, parquet flooring and window to front.

## Kitchen/Breakfast Room Area

13'2" x 9'2" (4.015 x 2.798)

Newly fitted range of modern soft touch fitted units and eye level cupboards, a range of work-surfaces extending to breakfast bar, tiling, single drainer sink unit with mixer tap, space for dishwasher, space for washing machine, integrated fridge / freezer, Baxi boiler in recess regularly serviced, luxury waterproof vinyl flooring, window to rear overlooking garden and through to:

## Dining Room / Snug Area

9'4" x 9'2" (2.859 x 2.795)

Single glazed door, luxury waterproof vinyl flooring and window to rear.

## Rear Lobby

Access to shelved cupboard and double glazed door to side.

## First Floor Landing

Window to front and door to airing cupboard and solid oak doors to bedrooms one, two, three, four and bathroom.

## Bedroom 1

13'10" x 11'3" (4.223 x 3.445)

Window to front, LED spotlights and radiator.

## Bedroom 2

11'3" x 10'11" (3.454 x 3.350)

Double built in wardrobe, LED spotlights, window to rear and radiator.

## Bedroom 3

12'3" x 9'1" (3.744 x 2.772)

Double built in wardrobe, LED spotlights, window to rear and radiator.

## Bedroom 4

11'2" x 7'8" (3.421 x 2.358)

Window to front, LED spotlights and radiator.

## Bathroom

L shaped bath with mixer attachment over with rain shower and hand held shower, wash hand-basin with mixer tap, W.C., fully tiled walls, vinyl flooring, radiator, access to loft and window to side.

## Front Garden

Block paved, providing driveway parking for two to three cars. Access via a wooden gate to rear garden with wheelie bin storage area.

## Garage

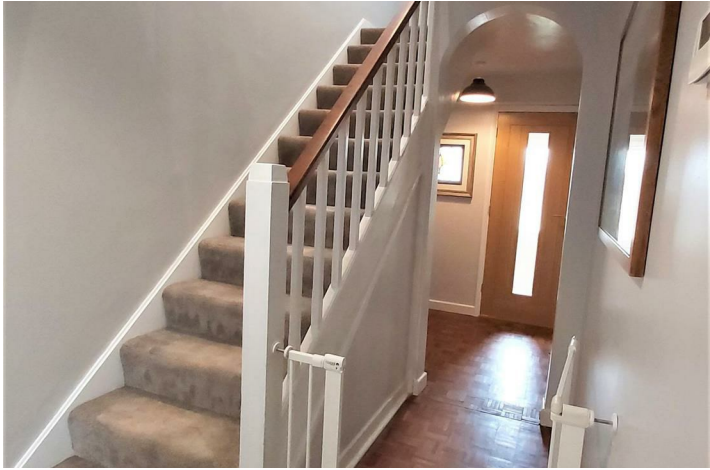
With UPVC double glazed side door, light and power supplied and electric front door.

## Rear Garden

80' x 33' (24.38m x 10.06m)

Westerly facing rear garden, unoverlooked and screened from the rear provided by established trees. There is a new enclosed patio area with flower and shrub borders, this leads to a further large lawn area also with flower and shrub borders and a row of conifers to the left hand side for screening. Leading from the side gate is a fenced off area of shingle and paving running the length of the garden, which would be ideal for growing herbs and vegetables in raised containers. The garden is enclosed by panel fencing at the side (the fencing on the left has recently been replaced) and by fencing at the rear. There is an outside tap. Shed to remain.







## Road Map



## Hybrid Map



## Terrain Map



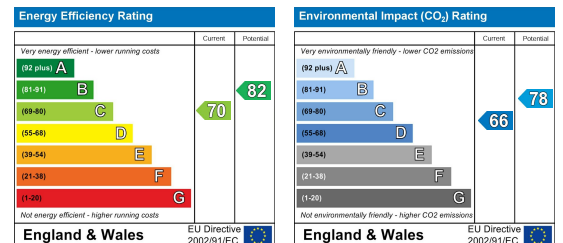
## Floor Plan



## 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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