

# Foxhall



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## Bransby Gardens

Near Christchurch Park, Ipswich, IP4 2HQ

Asking price £350,000



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## Summary Continued

The location of the property feels like you are in the middle of the countryside as you are surrounded by trees, wildlife and birdsong but you are only a ten minute walk to Ipswich town centre area and Christchurch Park making this an ideal location for anyone with dogs or young children.

The cemetery grounds are also only a five minute walk away.

It would be difficult to find a modern property so close to all the facilities but also offering such a quiet and secluded position with woodland and countryside surrounding the property.

## Front Garden

To the front of the property there is a neat area of lawn and steps rise up to a side garden area which has been enclosed and is a real sun trap towards the late part of the day. A driveway adjacent to the house which provides off-street parking for two vehicles which in turn leads to the garage. There is a lovely area of grass at the front of the property which is owned and maintained by Ipswich Borough Council which has been converted to a wild flower meadow. In the summer months this is a real feature and attracts a wealth of wildlife.

## Entrance Hall

Replacement UPVC double glazed front entrance door, wooden flooring, stairs rising to first floor, radiator and under stairs storage cupboard.

## Lounge

17'11" x 12'4" (5.4647 x 3.7672)

This is a lovely sunny and bright room courtesy of the picture bay window to front with lovely views over the woodland and greenery to the front, plus views down

Bransby Gardens towards Cemetery Road, window to side, radiator and fitted gas fire.

## Dining Room

11'2" x 9'3" (3.4098 x 2.8438)

Wooden flooring, wooden shutters between the lounge and dining room, radiator and patio doors opening out onto the rear garden.

## Kitchen

10'11" x 9'10" (3.3327 x 3.0024)

An extensive range of modern fitted kitchen units comprising base drawers cupboards and eye level units, one and a half bowl sink unit, fitted four ring gas hob with extractor fan over, fitted double oven, radiator, plumbing for washing machine, glazed side door and a window to rear. Wall mounted Worcester condenser boiler enclosed in a cupboard.

## Cloakroom

Radiator, W.C., pedestal wash hand basin and double glazed window to side.

## First Floor Landing

Access to the loft is on the first floor, partially boarded, has a retractable aluminium ladder, is supplied with light and has had upgraded insulation installed.

## Bedroom One

9'9" x 9'5" (2.9962 x 2.8820)

Double glazed window to front with lovely views overlooking the woodland and green area, radiator and two built in double wardrobes.

## En-suite

8'6" x 4'0" (2.6077 x 1.2385)

W.C., wash hand basin, enclosed shower cubicle, fully tiled incorporating a power shower with the pump in an adjacent cupboard, radiator and extractor fan.

### **Bedroom Two**

11'9" x 7'11" (3.5874 x 2.4361)

Double glazed window to rear, double wardrobe, radiator.

### **Bedroom Three**

7'8" x 7'7" (2.3553 x 2.3352)

Built in wardrobe, radiator, double glazed window to rear.

### **Bedroom Four**

7'9" x 6'9" (2.3709 x 2.0698)

Built in wardrobe, radiator, double glazed window to front with lovely views overlooking the woodland and green area which has professionally fitted Hillary shutters.

If this wasn't required as a fourth bedroom this could be used as an office or study and would be lovely to work in as it is south facing, receives a lot of sunshine and has lovely views.

### **Family Bathroom**

7'9" x 4'11" (2.3771 x 1.5067)

### **Garage**

A modern replacement up and over door, pitched roof with ample eaves storage space, supplied with power and light and a personal door to side.

### **Sun Room/Workroom/Art Studio/Conservatory**

14'2" x 6'1" (4.3431 x 1.8652)

Adjacent to the garage and westerly facing supplied with light and power with wall mounted panel heater and personal door making this a superb room to use as an art studio as it is full of natural light and also has professionally fitted Hillary ceiling and window blinds It could also be used as a consulting room for someone who is working from home this would be ideal.

### **Rear Garden**

The property is situated in the most idyllic of locations. It is at the very end of a quiet cul-de-sac and you are fully enclosed, secluded, sheltered and completely unoverlooked from the side and rear. The garden has two absolute sun traps where there are seating areas of lawn, established flowers and shrubs and all of the trees on the easterly border which are on the other side of the fence are maintained by Ipswich Borough Council. The garden is enclosed by timber panel fencing.

### **Location**

The location of the property feels like you are in the middle of the countryside as you are surrounded by trees, wildlife and birdsong but you are only a ten minute walk to Ipswich town centre area and Christchurch Park making this an ideal location for anyone with dogs or young children. The cemetery grounds are also only a

five minute walk away, Ipswich railway station is also a short distance from the property or if working in Ipswich town centre. It would be difficult to find a modern property so close to all the facilities but also offering such a quiet and secluded position with woodland and countryside surrounding the property.

### **Agents Note**

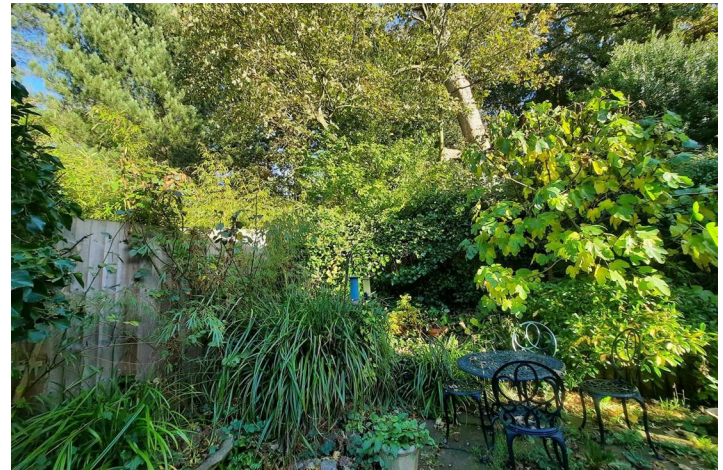
Tenure - Freehold

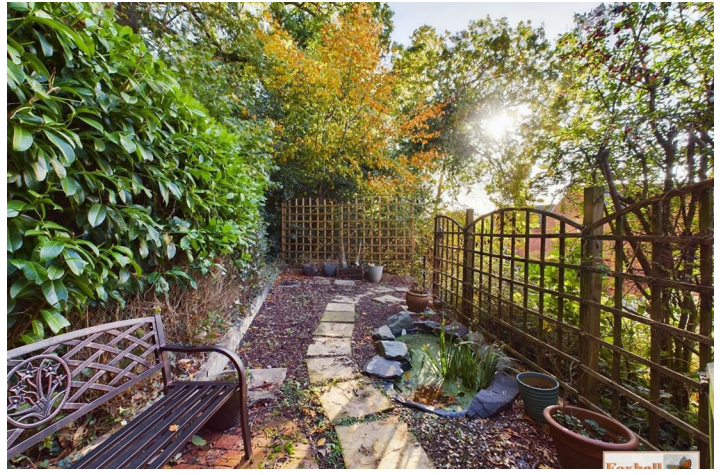
Council Tax Band - D

The property eastern edge borders onto Ipswich Old Cemetery.

The rear part of Bransby Gardens which includes this property is un-adopted and is maintained by the residents. Work has recently been undertaken with a contribution from the seller of the property. In all the time the seller has lived at the property, this is the first time that a contribution has been required for work to be completed.







## Road Map



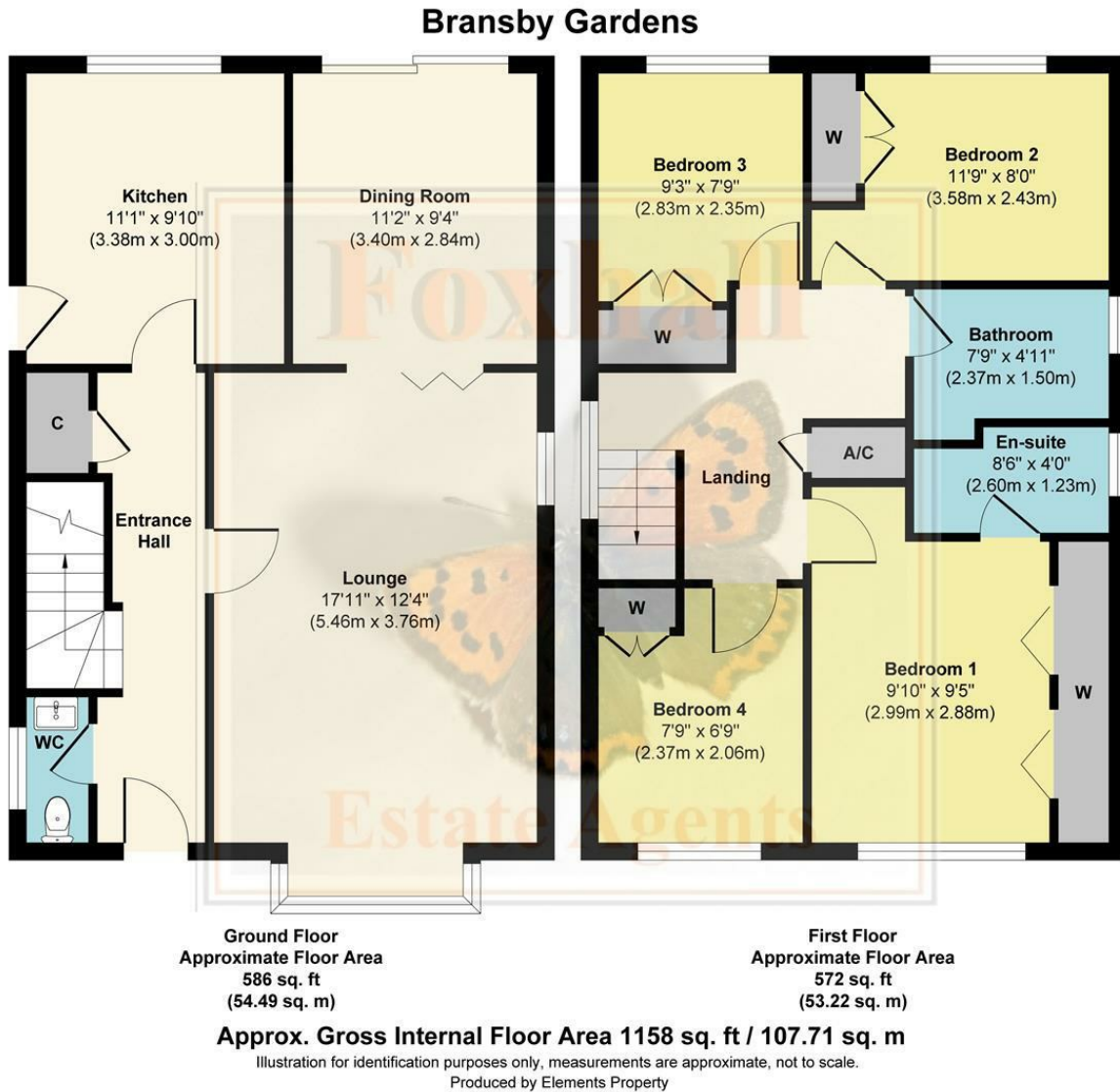
## Hybrid Map



## Terrain Map



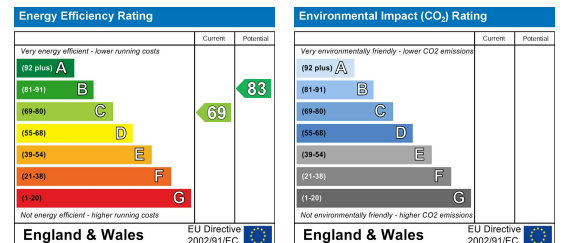
## Floor Plan



## 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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