

Foxhall



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Arundel Way

Broke Hall, Ipswich, IP3 8QQ

Asking price £400,000



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2



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Arundel Way

Broke Hall, Ipswich, IP3 8QQ

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Front Garden

Neat and easy to maintain front garden laid to lawn with driveway to the side leading to the garage and gated side pedestrian access leading around to the rear garden.

Entrance Hall

Recessed entrance porch with obscure double glazed door into entrance hall, radiator, cupboard under stairs, parquet flooring, doors to lounge.

Lounge

15'11 x 12'6 (4.85m x 3.81m)

Double glazed window to front, fireplace, coved ceiling, radiator, parquet flooring, wall lights and doors into dining room.

Dining Room

9'10 x 9'10 (3.00m x 3.00m)

Radiator, parquet flooring, coved ceiling and double glazed patio doors leading to the rear garden.

Kitchen

10' x 9'10 (3.05m x 3.00m)

Modern fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer, cupboards under, roll top work surfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, upright housing double oven with hob to side and extractor over, louvre under stairs cupboard, wall mounted boiler (not tested), double glazed window to rear, door to.

Rear Hallway

Radiator, doors to garage, wet room and rear garden.

Garage

16'4 x 8'2 (4.98m x 2.49m)

Garage has power and light with a manual up and over door.

Wet Room

9'10 x 3'2 (3.00m x 0.97m)

Shower, low level W.C., wash hand basin with mixer, heated towel rail and obscure double glazed window to rear.

First Floor Landing

Window at the side and doors to

Bedroom One

13' x 10'11 (3.96m x 3.33m)

Double glazed window to the front, radiator.

Bedroom Two

12'10 x 11' (3.91m x 3.35m)

Double glazed window to the rear, radiator.

Bedroom Three

10'10 x 9'2 (3.30m x 2.79m)

Double glazed window to the front, radiator, eaves storage and door to walk in wardrobe area with window to the side.

Bathroom

9'10 x 6'1 (3.00m x 1.85m)

Double glazed window to the rear, panelled bath with mixer tap, wash hand basin with mixer tap, heated towel rail, Access to the loft, built in airing cupboard housing hot water tank.

W.C.

5'6 x 2'7 (1.68m x 0.79m)

Low level W.C, double glazed window to the rear.

Rear Garden

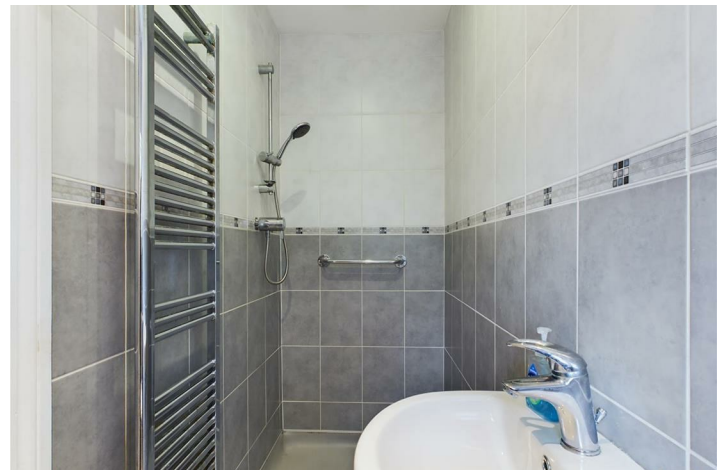
138' (42.06m)

138' easterly facing rear garden, mainly laid to lawn, enclosed by fencing with mature trees and shrubs, outside light.

Agents Note

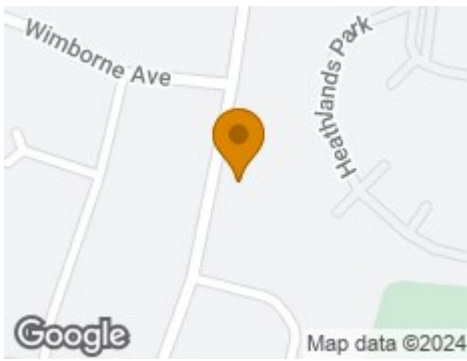
Tenure - Freehold

Council Tax Band D





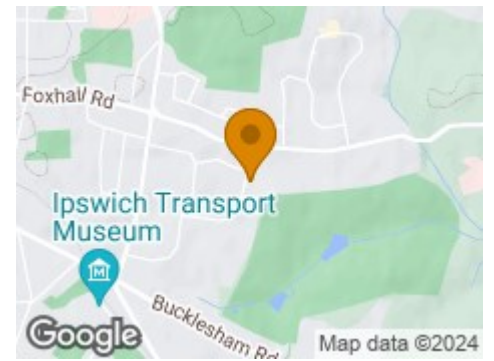
Road Map



Hybrid Map



Terrain Map



Floor Plan

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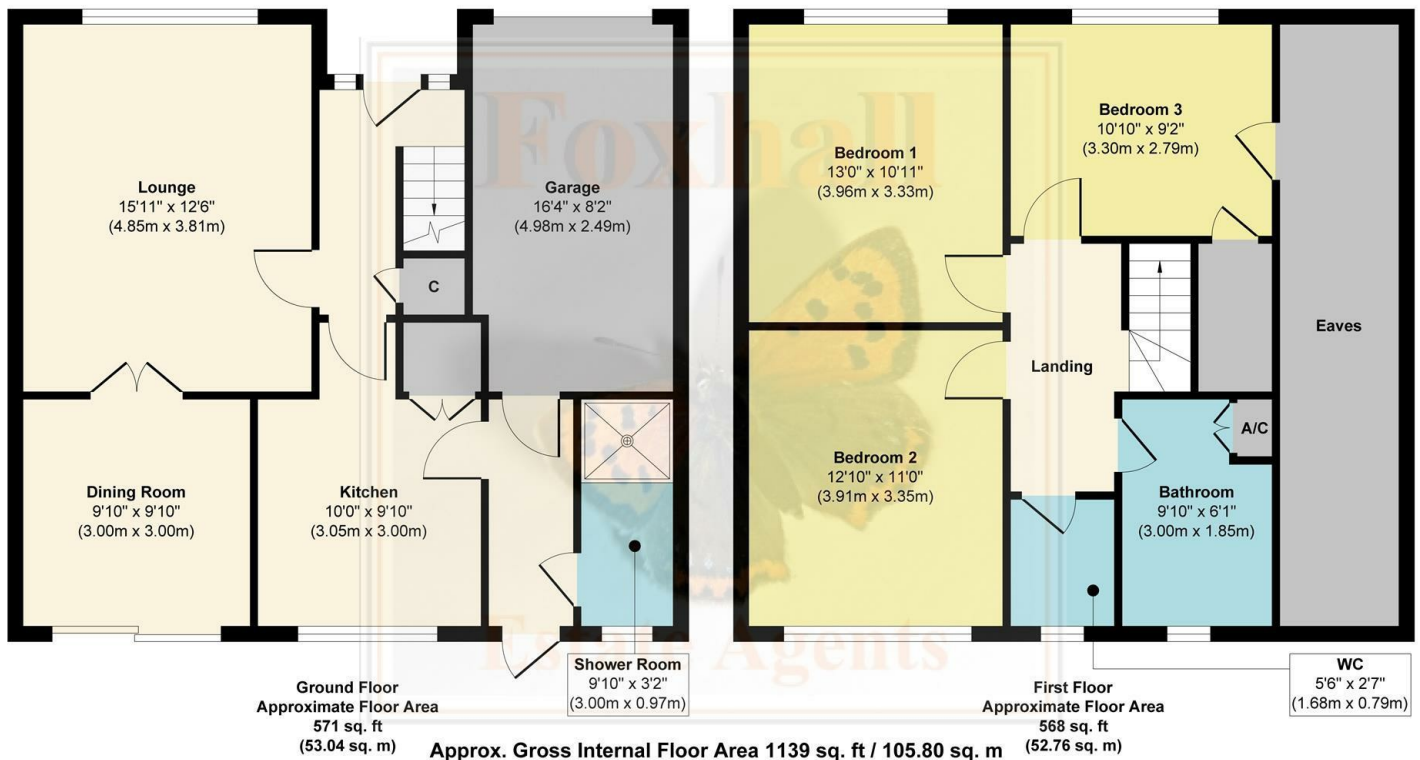
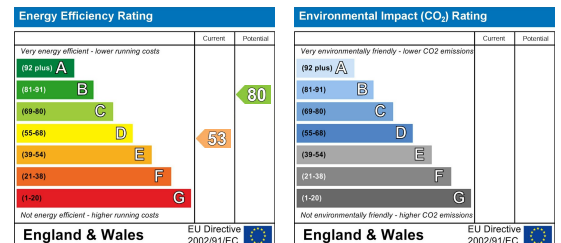


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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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