

Foxhall



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Salehurst Road

Broke Hall, Ipswich, IP3 8RY

Guide price £489,950



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Front Garden

Block paved driveway for at least 3-4 cars, leading to the front door with open porch area. To the left-hand side is the integrated garage, around the side there is a personal door from the garage and door into the utility room. On the right hand side there is a pedestrian gate leading into the rear garden.

Porch

Composite door with double glazed windows to either side, under-stairs cupboard and radiator and then through a wooden and glass door into the hallway.

Entrance Hall

Doors off to the kitchen/breakfast area, lounge area and downstairs W.C., stairs up to the first floor and radiator.

Lounge Area

15'11" x 11'11" (4.860 x 3.650)

Wood-burner with marble hearth, large double glazed window to front, radiator, aerial point, glass and wood door into the hallway and arch through to the dining area.

Dining Area

32'9" x 9'10" x 29'6" x 6'6" (to breakfast bar) (10'3" x 9'2" (to breakfast bar))

Radiator, double glazed windows and French doors leading out into the rear garden and tiled flooring leading into the kitchen.

Kitchen Area

16'5" x 9'2" (to breakfast bar) (5.00m x 2.79m (to breakfast bar))

Comprising large assortment of wall and base units with drawers and cupboards under, work-surfaces over, gas five ring hob inset with splash-back and extractor fan

over, double integrated oven, space for a full height fridge freezer, tiled flooring, mermaid splash-backs, integrated slimline dishwasher, radiator, breakfast bar, one and a half bowl stainless steel sink drainer unit with mixer tap over, double glazed window to rear and spotlights.

Utility Room

9'2" x 7'8" (2.79m x 2.34m)

Tiled flooring, assorted cupboards with a tall rise one suitable for storing an ironing board, brooms etc, space and plumbing for a washing machine and space for a tumble dryer, stainless steel one and a half bowl sink drainer unit with mixer tap over, roll top work-surfaces with mermaid splash-back, radiator, spotlights, personal part glazed door into the rear garden and obscure part glazed door leading into the driveway.

Downstairs W.C.

Low flush W.C., wash hand basin, mosaic tiled splash-backs, spotlights, tiled flooring, heated towel rail and obscure double glazed window to side.

Landing

17'1" x 6'1" (5.232 x 1.866)

Doors to bedrooms one, two, three and four and bathroom, access to the loft and modern glass staircase panelling. The loft has a ladder, power and light, is part boarded and has 300mm thick insulation.

Bedroom One

13'10" x 11'11" (4.217 x 3.645)

Double glazed window to front and radiator.

Bedroom Two

12'1" x 11'2" (3.685 x 3.414)

Double glazed window to rear, radiator and sliding door to en-suite.

En-suite

Low flush W.C., wash hand basin, walk in shower cubicle with handheld shower attachment and rainfall shower over, heated towel rail, spotlights and extractor fan.

Bedroom Three

11'6" x 9'2" (3.51m x 2.79m)

Double glazed window to rear and radiator.

Bedroom Four

7'10" x 8'5" (2.410 x 2.572)

Double glazed window to front and radiator.

Family Bathroom

7'11" x 6'10" (2.427 x 2.092)

Four piece family bathroom with a panelled bath, with mixer tap over and handheld shower, splash-back tiling, low level W.C., wash hand basin, walk in shower cubicle with handheld shower attachment and rainfall shower over, tiled flooring, extractor fan, spotlights, obscure double glazed window to side and electric towel rail.

Rear Garden

83'5" x 41'8" (25.429 x 12.724)

Large patio area suitable for alfresco family dining with access directly from both the French doors from the dining room and door from the utility room. Pedestrian access around to the front of the property, electric points, outside tap to the front of the garden. The remaining garden is mainly laid to lawn with mature trees, shrubs and planting with a rhododendron bush, apple tree including screening from sides and the rear from the neighbours gardens with trees and shrubs. The garden has a lovely secluded feel and provides a substantial family garden.

Garage

Pedestrian door from the garage leading into the rear garden. Manual up and over door, power and lighting. Wall mounted Ideal boiler and water softener both replaced 4-5 years.

Agents Note

Tenure: Freehold

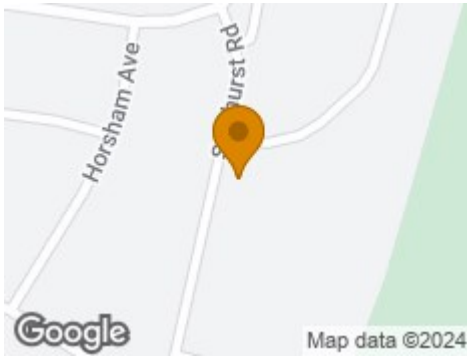
Council Tax Band: E







Road Map



Hybrid Map



Terrain Map



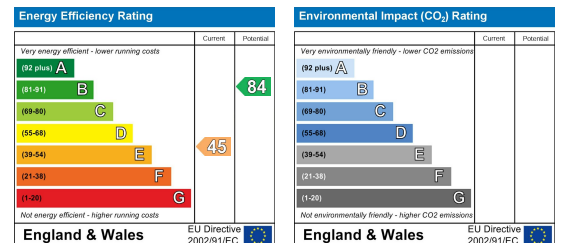
Floor Plan



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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