

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Sherrington Road

Broomhill, Ipswich, IP1 4HT

Offers over £300,000



3



1



1





# Sherrington Road

Broomhill, Ipswich, IP1 4HT

Offers over £300,000



## Front Garden

Off road parking for one car via a block paved driveway and there is right of way to the side of the property to access the rear garden.

## Porch

Double glazed door into the porch with double glazed windows to side and handy storage cupboard.

## Entrance Hall

Double glazed door into entrance hall, radiator, stairs rising to first floor, under stairs cupboard, doors to lounge and kitchen/diner.

## Lounge

13'2" x 11'7" (4.02 x 3.55)

Double glazed window to front, radiator, electric fire and fitted storage.

## Kitchen / Dining Room

17'2" x 11'8" (5.25 x 3.57)

Double glazed window to rear, double glazed French style doors leading out onto the rear garden. A fully fitted kitchen with cupboards and drawers, stainless steel single bowl sink drainer unit with mixer tap over, roll top worksurfaces, integrated oven with induction hob and extractor hood over, plumbing for washing machine, integrated fridge and freezer, radiator, spotlights, breakfast bar, space for microwave and plenty of space for a dining table and chairs.

## First Floor Landing

Access to the loft, coving, fitted storage and shelving and doors to bedrooms one, two, three and bathroom.

## Bedroom One

12'8" x 7'10" (3.87 x 2.39)

Double glazed window to front, radiator and built in sliding mirror fronted wardrobes.

## Bedroom Two

10'8" x 7'6" (3.27 x 2.30)

Double glazed window to rear, radiator and built in sliding mirror fronted wardrobes.

## Bedroom Three

7'5" x 7'2" (2.26m x 2.18m)

Double glazed window to front, radiator and coving.

## Bathroom

Vanity wash hand basin, low flush W.C. with vanity back, obscure double glazed window with fitted blind, panelled bath with solid shower screen with shower over. Mermaid splash-back and heated towel rail.

## Log Cabin / Office

10'7" x 10'6" (3.23 x 3.22)

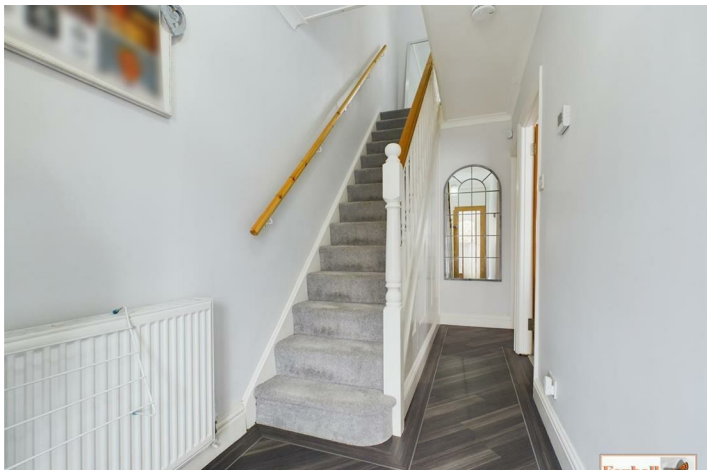
Entry via double glazed patio doors, laminate flooring, power, lighting via spotlights, electric radiator. There is a separate door to the front for storage and a decked area to the front with spotlights over and power sockets.

## Rear Garden

A fully enclosed easterly facing rear garden mainly laid to lawn with array of flower and shrub borders with pathway leading to the cabin/office space at the end of the garden with a further shed and side access to the front of the property via a right of way.

## Agents Note

Tenure - Freehold  
Council Tax Band C









## Road Map



## Hybrid Map



## Terrain Map



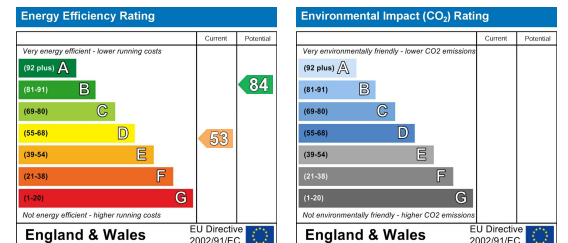
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.