

# 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



## Old London Road

Copdock, Ipswich, IP8 3JF

Asking price £450,000



3



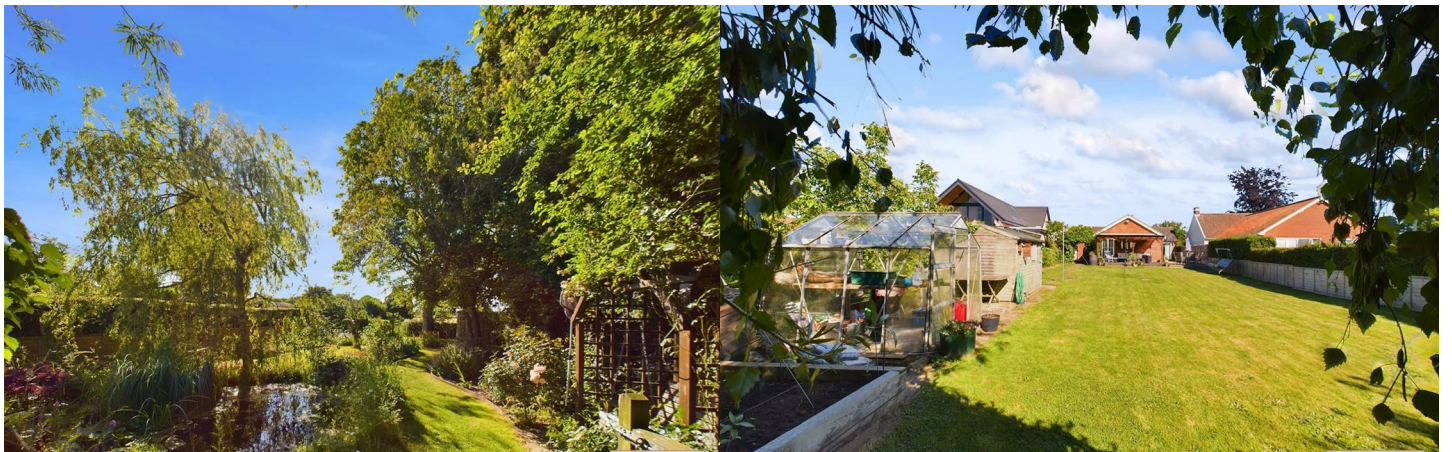
1



2



D



# The Brambles Old London Road

Copdock, Ipswich, IP8 3JF

Asking price £450,000



## Front Garden

A block paved front garden enclosed by a brick wall and timber fencing, providing an excellent parking area for several vehicles with gated side access to the beautiful rear garden.

## Entrance Porch

Obscure double glazed door to entrance porch with, underfloor heating, tiled flooring and door to.

## Dining/Family Area

22'8 x 10' (reducing to 8') (6.91m x 3.05m (reducing to 2.44m))

Fitted bookcase, two radiators, door to inner hallway, through to kitchen and door to living room.

## Living Room

19'1 x 11'10 (5.82m x 3.61m)

Fire surround with multi fuel stove with double glazed window to front, air con unit, coved ceiling and double glazed patio doors to outside.

## Kitchen / Breakfast Room

12'9 x 8'9 (3.89m x 2.67m)

Comprising one and a quarter bowl stainless steel sink unit with mixer tap over, roll top work surfaces with and drawers cupboards and appliance space below, integrated dishwasher, wall mounted cupboards over, radiator, extractor, built in shelved pantry and door to.

## Rear Lobby

Cupboard housing boiler and door to garage.

## Inner Hallway

Built in airing cupboard housing hot water tank, parquet flooring and doors to.

## Bathroom

6'6 x 5'5 (1.98m x 1.65m)

Panelled bath with mixer shower attachment, hand held shower, obscure double glazed window to side, radiator and tiled flooring.

## Cloakroom W.C.

Low level W.C., wash hand basin and obscure double glazed window to side.

## Bedroom One

10' x 10' (increasing to 11'3) (3.05m x 3.05m (increasing to 3.43m))

Double glazed window to side, radiator and double glazed French doors leading out into covered area.

## Bedroom Two

14'3 x 8'8 (reducing to 7'3) (4.34m x 2.64m (reducing to 2.21m))

Double glazed window to side and radiator.

## Bedroom Three

10'9 x 7'10 (3.28m x 2.39m)

Double glazed window to side, radiator, built in wardrobes and laminate flooring.

## Rear Garden

A fully landscaped beautiful rear garden, a particular selling point of this property, as previously mentioned the bungalow is set within approximately 1/3 of an acre plot.

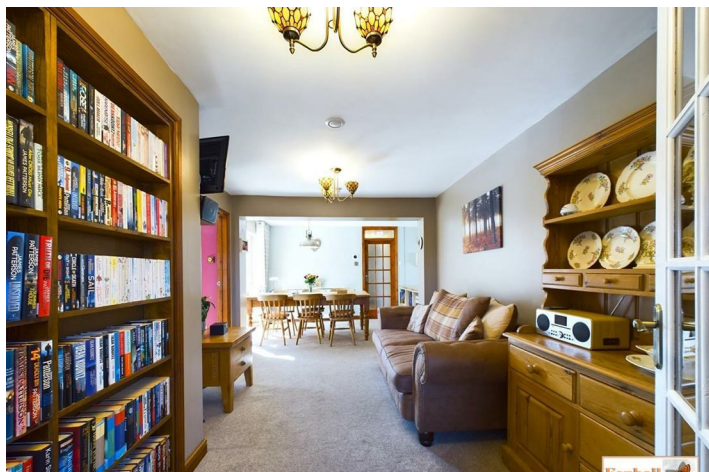
The rear garden commences with a large patio area suitable for entertaining and a decked area with pergola over. The garden is enclosed by high hedging and timber fencing, mature trees leading to a gate providing access into a further section of the garden.

This section offers a very secluded and private garden within a tranquil setting with feature pond, mature flower, shrub and rose borders, further trees and access to the final section of the garden. This section is uncultivated and used by the current vendors to keep their chickens. The garden has been well maintained by the current vendor and has wonderful field views to the rear.

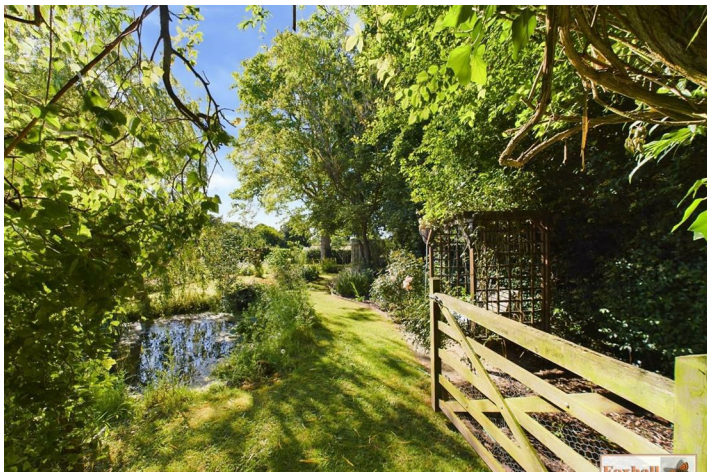
**Agents Note**

Tenure - Freehold

Council Tax Band D

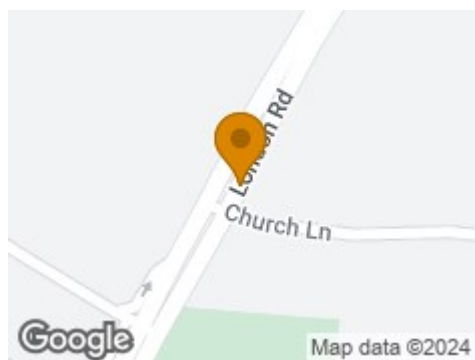








## Road Map



## Hybrid Map



## Terrain Map



### Ground Floor

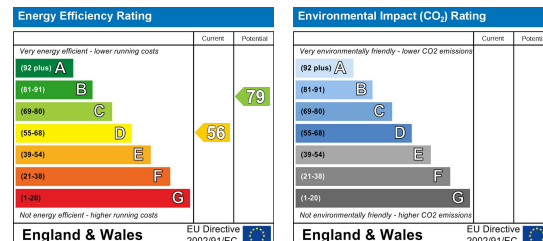
Approx. 120.8 sq. metres (1300.3 sq. feet)



## 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.