

# Foxhall



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## Leggatt Drive

Bramford, IP8 4EX

Asking price £450,000



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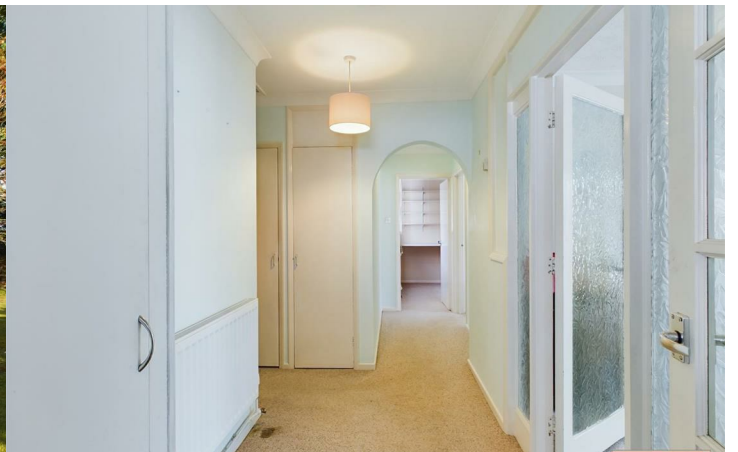
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## Front Garden

The bungalow is approached by a very neat new block paved shared driveway which serves four bungalows. This then leads to the personal driveway of the bungalow providing off street parking for two / three vehicles and the front garden is open plan and concreted. The driveway once it reaches the bungalow then has a covered carport with the double gates leading on the left hand side.

## Entrance Hallway

6'1" x 5'7" (1.873 x 1.7214)

Wooden front door opening into entrance hallway with radiator, window to side and door opening into main reception hallway.

## Reception Hallway

Door to built in meter cupboard with fuse boards etc plus door to built in shelved storage cupboards (x2) and access to loft with pull down ladder.

## Lounge

18'8" x 11'11" (5.69m x 3.63m)

Tiled fireplace incorporating a gas fire (not tested), double radiator, sliding double glazed patio doors that lead through to the conservatory, door leading through to dining room.

## Conservatory

13'6" x 11'11" (4.11m x 3.63m)

Fitted ceiling blinds, tiled floor and glazed double doors leading out into rear garden.

## Dining Room

17'1" x 6'11" (5.21m x 2.11m)

Radiator, window to rear.

## Kitchen

13'5" x 9'7" (4.09m x 2.92m)

Good selection of fitted kitchen units comprising base drawers, cupboards and eye level units, Kenwood

double oven, gas hob with extractor hood over, recess for dishwasher, ample worksurfaces, 1 1/2 bowl sink unit, windows to side, built in storage cupboard plus a built in airing cupboard, window to rear.

## Utility Room

6'6" x 6'3" (1.9826 x 1.9176)

Space and plumbing for washing machine, work surface with recess with space under also for a fridge/freezer, tall height larder unit plus eye level cupboards, radiator, window and glazed door to side, door leading to downstairs cloakroom.

## Cloakroom

WC, wash hand basin, window to side.

## Bedroom One

16'10" x 10'6" (5.155 x 3.2238)

Front to back bedroom with French doors opening out to the garden at the rear and a window to front and two double radiators.

## Bedroom Two

14'2" x 9'5" (4.3298 x 2.8722)

Radiator, window to side.

## Bedroom Three

10'4" x 9'5" (3.1686 x 2.8746)

Full width picture window to front and radiator.

## Bedroom Four

10'3" x 8'7" (3.1452 x 2.6331)

Radiator, window to front.

## Family Bathroom

7'1" x 6'9" (2.17 x 2.0737)

Double walk in shower enclosure with Mira Excel shower, glass screen, wash hand basin and WC, fully tiled walls, window to side which is westerly facing making this a lovely sunny room especially in the afternoons, recessed glass shelving with mirror and cupboards underneath, chrome heated towel rail.

## Rear Garden

160' max x 130' (48.77m max x 39.62m )

Enclosed by good condition panel fencing to the rear and side plus hedging. Largely laid to lawn with an orchard area including a number of apple trees, lovely flowering cherry tree, Rowan tree, silver birch plus beech trees and a magnificent oak tree and chestnut tree.

The garden is secluded from one side by high hedging and established shrubs and trees and a central work area in amongst the trees, there is a large timber summer house with veranda, a large pond plus a separate metal garage with double doors, two bridges over the stream, beautiful south west facing patio area which is a real sun trap virtually all day, superb for sitting out having a morning cuppa, an afternoon glass of wine or alfresco dining. There is also an outside tap, outside lighting, double gates providing access for trailer, boat etc at the side to a gravelled area in front of the large shed/workshop.

There is also a large timber shed adjacent to the patio.

## Timber Shed

11'6 x 8' (3.51m x 2.44m)

Single pedestrian door, power supplied.

## Metal Shed

9'6 x 9' (approx) (2.90m x 2.74m (approx))

Power supplied.

## Large Workshop

24' x 11' workshop plus 2.067 front extension (7.32m x 3.35m workshop plus 0.61m.20.42m front ext)

Supplied with power and light.

## Large Workshop Extension

10'3" x 8'1" (3.149 x 2.4693)

With double doors making this ideal for storage of sit on tractor, boat etc.

## Greenhouse

8' x 8'6 (2.44m x 2.59m)

With paved floor.

## Agents Note

Tenure - Freehold

Council Tax Band E

The seller of the property has informed us that two freezers in the shed can remain plus chest of drawers, dressing table with drawers can also remain.

The first part of the driveway as mentioned is shared between four properties. Any costs in relation to this are shared between the four properties.

With regard to the storm course channel running through

the middle of the garden. The local authority have now cleared the storm course upstream and are making their way down. We understand from the sellers that it is the local authority's responsibility to maintain this. Prior to clearance by the local authority of the upstream section the storm course channel has only once overflowed. Now that the clearance has been undertaken upstream and that the local authority are responsible for the maintenance the sellers tell us that no further problems are expected. We recommend any interested parties to make their own enquiries with regard to this aspect. This garden may be unsuitable for young children





## Road Map



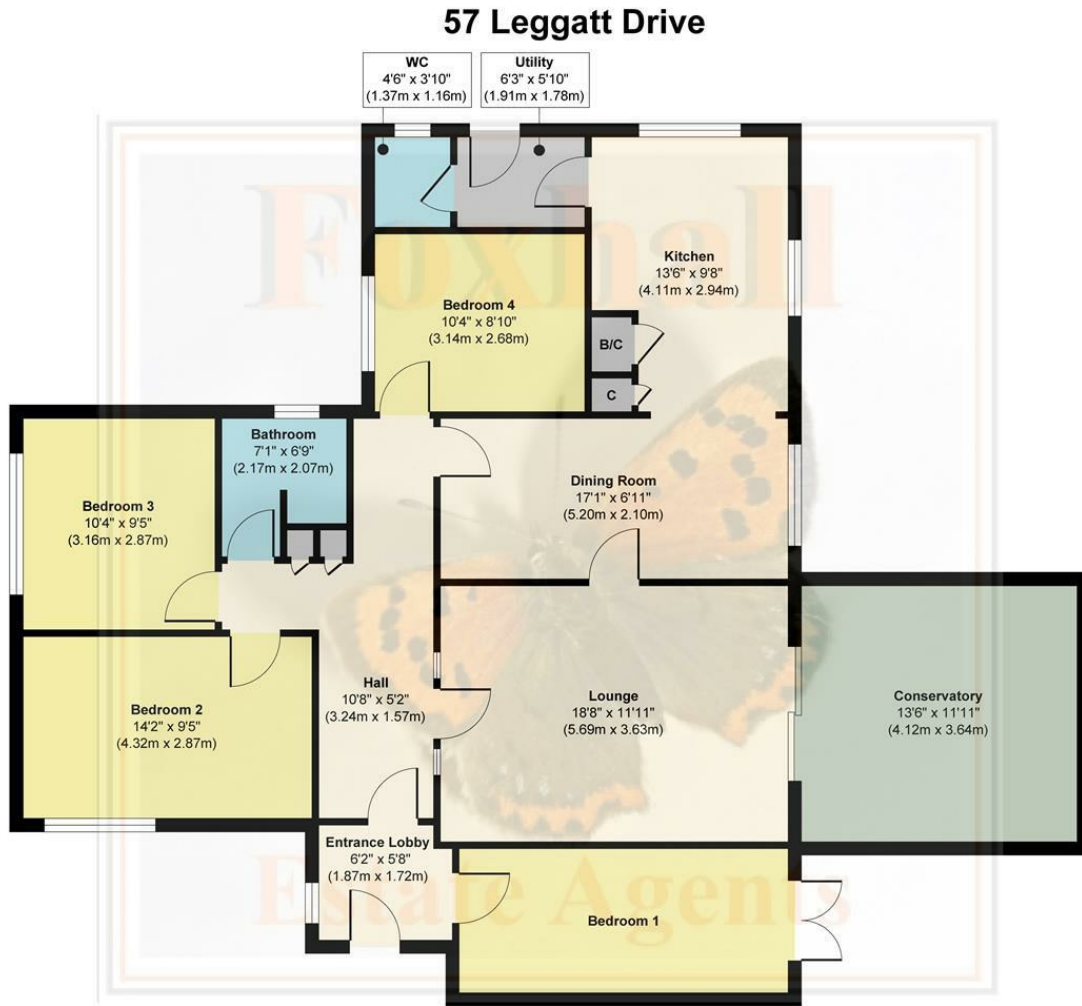
## Hybrid Map



## Terrain Map



## Floor Plan



Floor Plan

**Approx. Gross Internal Floor Area 1373 sq. ft / 127.62 sq. m**

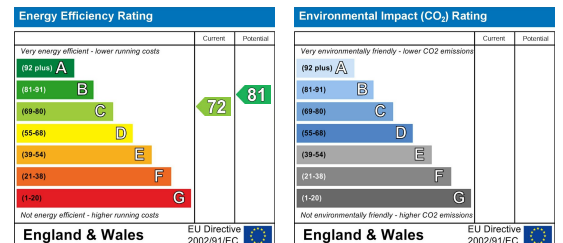
Illustration for identification purposes only, measurements are approximate, not to scale.

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



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.