

# Foxhall



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## Melplash Close

Broke Hall, Ipswich, IP3 8QN

Guide price £350,000



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## Front Garden

Driveway suitable for 3-4 cars in front of the garage, mainly laid to lawn with some shrubs and a pedestrian gate through to the rear garden.

## Entrance Hall

Doors off to bedrooms one, two, three, lounge, bathroom and kitchen / diner, radiator, storage cupboard.

## Lounge

14'11" x 11'2" (4.57 x 3.42)

Double glazed patio doors with fitted slatted blinds, three radiators, feature fireplace with hearth and wooden mantelpiece, gas fire inset (not tested), carpet flooring, coving and wall lights. There is currently an electric fire in front of the gas fire - there may be an option for this to be included in the sale.

## Kitchen / Diner

7'11" x 15'7" (2.42 x 4.77)

Kitchen area - Comprising of wall and base units with cupboards and drawers under, worksurfaces over, splashback tiling, double glazed window to the rear, tiled flooring, coving, Asterite one and a half sink bowl drainer unit with mixer tap, space and plumbing for a dishwasher, space for a fridge and space for a freezer, Ideal floor standing boiler, gas hob, electric double oven, pedestrian double glazed door into the rear porch.

Dining area - double glazed window to the rear, radiator.

## Rear Porch

6'10" x 3'11" (2.09 x 1.21)

Double glazed windows on two sides and a pedestrian double glazed door to one side and fitted blinds.

## Bedroom One

12'1" x 11'3" (3.69 x 3.43)

Double glazed window to the front with horizontal blinds, radiator, carpet flooring, coving.

## Bedroom Two

12'1" x 10'8" (3.70 x 3.26)

Double glazed window to the front with slatted blinds, radiator, carpet flooring and coving.

## Bedroom Three / Dining Room

8'11" x 10'8" (2.72 x 3.27)

Double glazed window with slatted blinds to the side, radiator, carpet flooring and coving.

## Bathroom

6'7" x 8'3" (2.02 x 2.53)

Low flush W.C., vanity wash hand basin, walk in shower cubicle which has a new shower head, fully tiled floor and two walls and part tiling on the further two walls, loft access which has a ladder, part boarded and lighting, airing cupboard housing the hot water tank with storage and a new blind.

## Rear Garden

75'1" (max) x 53'9" (max) (22.9 (max) x 16.4 (max))

A beautiful corner plot non-overlooked rear garden which is mainly laid to lawn, a lovely patio area, fully enclosed fencing, a pedestrian gate to the driveway, sheltered patio area with shingle, further area with a 6' x 6' shed (to stay), pedestrian access to the garage.

## Garage

A manual up and over door, power and lighting and a double glazed window to the rear and pedestrian door.

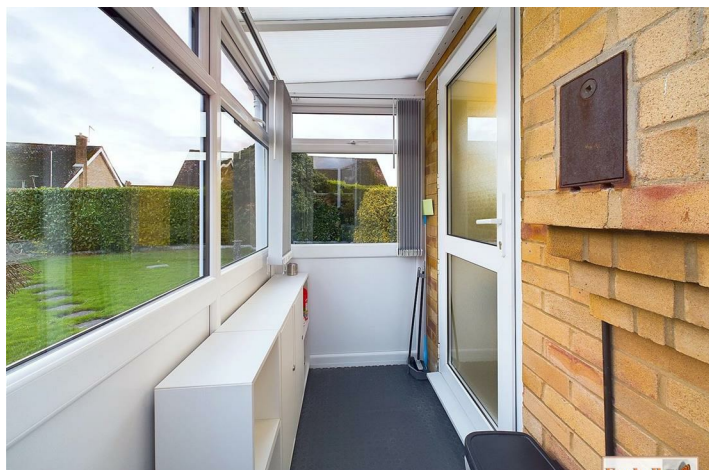
## Agents Note

Tenure - Freehold

Council Tax Band - D













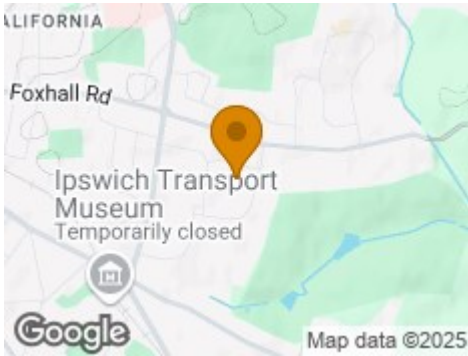
Road Map



Hybrid Map



Terrain Map



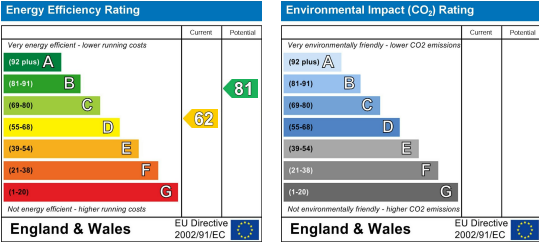
Floor Plan



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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