

Foxhall



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Platters Close

Braziers Wood, Ipswich, IP3 0SG

Offers in excess of £285,000



3



1



2



C



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Front Garden

There is a driveway to the side of the property providing off road parking with the remainder of the front garden being paved.

Entrance Porch

4'3" x 3'2" (1.31 x 0.98)

Double glazed entrance door with side panel to the front to the entrance porch, radiator, fuse box and door to the lounge

Lounge

15'5" x 10'9" (4.70 x 3.29)

Double glazed window to the front and side, radiator, through to the lobby, stairs to the first floor, through to kitchen/breakfast.

Kitchen / Breakfast

15'3" x 9'4" (4.66 x 2.87)

Comprises 1/4 bowl single drainer stainless steel sink unit, cupboard and appliance space under, roll top work surfaces with cupboards and drawers, pan draws under with wall mounted cupboards over. Wall mounted cupboard housing Worcester boiler, built in upright storage cupboard, upright housing oven, induction hob with extractor over, double glazed window to the rear, built in cupboard under the stairs. Door through to the studio/beauty room, through to the playroom/dining room.

Playroom / Dining Room

7'5" x 15'1" (2.27 x 4.62)

Double glazed window to the front, down lighters, radiator, access to the loft, double glazed French doors to outside.

Studio / Beauty Room

10'0" x 6'9" (3.07 x 2.06)

Double glazed window to the rear and side, downlighters.

Landing

Doors to Bedroom one, bedroom two, bedroom three and shower room.

Bedroom One

8'7" x 12'7" (2.64 x 3.84)

Radiator, double glazed window to front, recess wardrobe area with hanging and shelving.

Bedroom Two

9'6" x 10'11" (2.92 x 3.34)

Double glazed window to rear, radiator,

Bedroom Three

6'5" x 8'2" (1.96 x 2.50)

Double glazed window to the front, radiator, access to the loft which we understand from the vendor has boarding and has fixed lighting.

Shower Room

5'5" x 6'8" (1.67 x 2.05)

Walk in shower with overhead and hand held showers, wash hand basin with mixer tap, low level W.C, heated towel rail, obscured double glazed window to the rear, radiator.

Rear Garden

The rear garden is enclosed by timber fencing with steps leading up to a lawned area. We understand from the vendor the garden shed at the rear is to remain. Outside power point, light and tap. Decked area with pergola area to the side of the shed at the rear of the garden

Agents Note

Tenure - Freehold
Council Tax Band - C





Road Map



Hybrid Map



Terrain Map



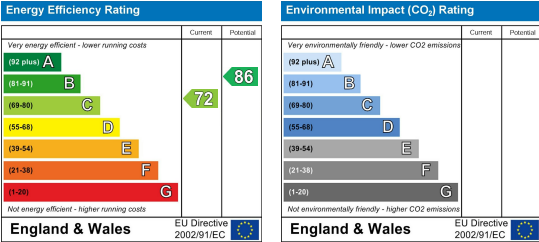
Floor Plan



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



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