

# 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



## Brunswick Road

East Ipswich, Ipswich, IP4 4BX

Price £350,000



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## Front Garden

Off road parking for two cars via a block paved driveway, has a raised brick built flowerbed partly enclosed with low height brick wall and has gated access down the side to the rear garden.

## Entrance Hallway

Double glazed obscure door to the front for entry with double glazed obscure window around, coving, mid height dado rails, radiator, laminate flooring, access to the stairs, under stairs cupboard a door to the kitchen/dining room and a door to the lounge.

## Lounge

21'10" x 12'0" (6.65m x 3.66m)

Double glazed five bay window facing the front, coving, high picture rails, feature fireplace with a stone base and surround with a wooden mantle, radiator, double internal doors to the kitchen/diner

## Kitchen/Diner

17'1" x 10'2" (5.21m x 3.10m)

Double glazed windows facing the rear and side, double glazed French style double doors going out to the garden, comprising of wall and base fitted units with cupboards and drawers, 1 1/2 sink bowl and drainer unit with a mixer tap above, plumbing and space for a washing machine, space for a fridge freezer, roll top work surfaces, two built in ovens, built in grill, induction hob with a cooker hood above, plenty of space for dining, tiled flooring and a door to downstairs cloakroom

## Downstairs Cloakroom

5'7" x 4'2" (1.70m x 1.27m)

Double glazed obscure window facing the side, radiator, wall mounted wash hand basin with hot and cold taps, low flush W.C, half tiled walls, and tiled flooring.

## Landing

Double glazed window to side, coving, access to loft and doors to bedroom one, bedroom two, bedroom three and bathroom.

## Bedroom One

21'5" x 10'0" (6.53m x 3.05m)

Complementing with the double storey extension has a double glazed window facing the rear, high picture rails, coving, radiator, built in sliding wardrobes and a door to en-suite shower room.

## En-suite Shower room

6'9" x 6'3" (2.06m x 1.91m)

Double glazed obscure window to rear, spotlights, step in shower cubicle, vanity wash hand basin with hot and cold taps, low flush W.C with tiled walls and flooring.

## Bedroom Two

13'9" x 9'8" (4.19m x 2.95m)

5 bay double glazed window facing the front, picture rails, coving, radiator and fitted wardrobes.

## Bedroom Three

7'11" x 6'8" (2.41m x 2.03m)

Double glazed window facing the front, coving, high picture rails, radiator and laminate flooring.

## Bathroom

10'1" x 6'9" (3.07m x 2.06m)

Five piece bathroom with double glazed obscure window to the side, panel bath with hot and cold taps, pedestal wash hand basin with a mixer tap, bidet with a mixer tap, heated towel rail with fully tiled walls and flooring.

## Rear Garden

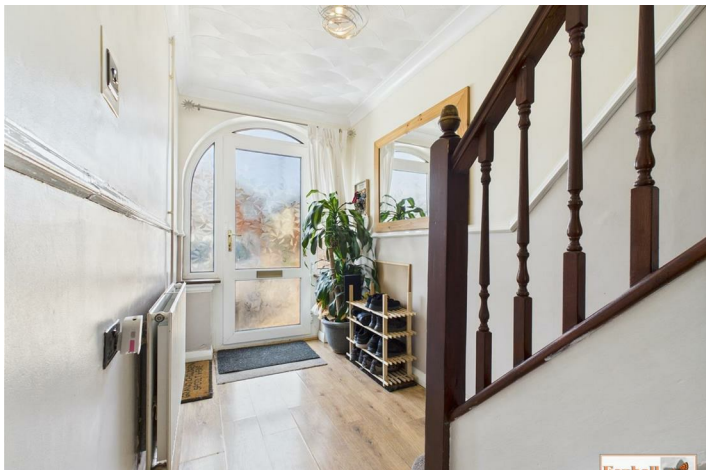
Beautifully presented Easterly facing sunny landscaped

rear garden which is fully enclosed by panel fencing, large patio area with a pathway with lawn either side leading to a beautifully presented raised patio area which is perfect for seating, dining and entertaining with a brick wall feature and a brick built storage shed, raised flower bed borders, gate to the side of the property leading down a pathway which also leads to another gate leading to the front garden and driveway which is currently being used for storage, with an outside tap.

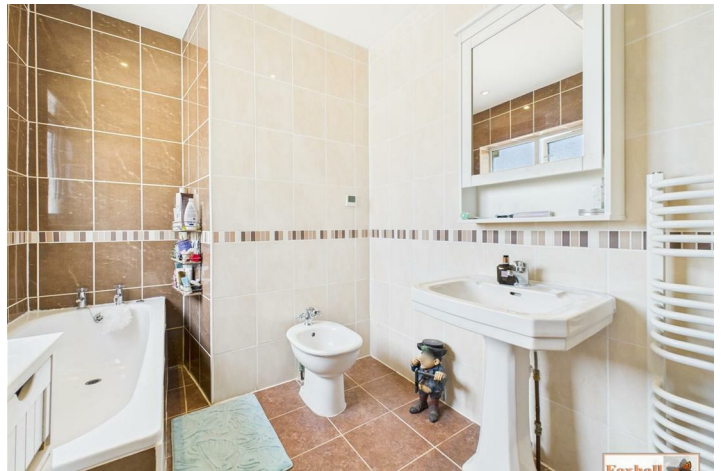
### Agents Notes

Tenure - Freehold

Council Tax Band - C

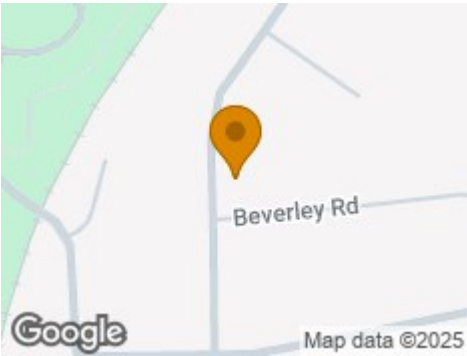








Road Map



Hybrid Map



Terrain Map



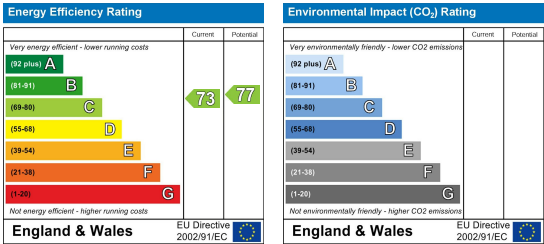
Floor Plan



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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