

Foxhall



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Bromeswell Road

North Ipswich, IP4 3AU

Asking price £425,000



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Summary Continued

The rear garden is southerly facing and un-overlooked from the rear being a real suntrap enclosed by panel fencing, some of which is actually very new.

There is a very large main bedroom with sliding doors leading to a large full width walk-in wardrobe area and bedroom two, also a double size, has extensive fitted bedroom furniture in it.

There is also a small handy cloak / boot room which houses the boiler and a lovely double aspect lounge as well as a separate dining room which leads through to a double glazed conservatory overlooking the garden.

There are UPVC double glazed windows and doors throughout some of which are only two years old. Also throughout the interior of the bungalow are feature bespoke fitted oak veneer doors and really gives a finishing touch to the décor, a lot of the carpets are new as well. Many of the windows have bespoke fitted blinds

Bromeswell Road, one of north Ipswich's most sought after roads, is extremely handy for access onto the Colchester Road, Valley Road area or access to villages north of Ipswich via Westerfield Road. It's also in the highly sought after Northgate High School catchment area (subject to availability).

We thoroughly recommend an early internal inspection and this lovely bungalow awaits very lucky new owners.

Front Garden

One of the most immaculately maintained front gardens that the valuer has seen in recent times would not look out of place in a gardening magazine. An area of lawn with extremely well stocked flower and shrub borders

with crocosmia, penstemons and roses offering an absolute wealth of colour throughout the seasons. There is a block paved driveway providing driveway parking for several vehicles which continues to the left of the bungalow and there is an outside tap. The front garden is enclosed by a combination of iron metal picket style fencing and hedging and a side path access via a metal full height gate provides access to the rear garden.

Entrance Hallway

Part glazed front entrance door through to entrance hallway, radiator, door to a built-in cupboard with shelving, door to cloak / boot room, access to the loft and additional window to front.

Lounge

13'7" x 12'7" (4.14m x 3.84m)

Lovely double aspect room with bay window to front plus an additional window to side, radiator, the focal point of the room is a marble fireplace surround and hearth incorporating an inset gas fire (not tested)

Dining Room

10'0" x 9'1" (3.05m x 2.77m)

Double glazed internal French doors open out through to the south facing conservatory, radiator, arched recess ideal for a bookcase etc and a door through to bedroom two.

Conservatory

12'2" x 9'8" (3.71m x 2.95m)

Brick base and fully UPVC double glazed windows and fully glazed door leading to side overlooking the garden with tiled floor. This is south facing making this extremely pleasant light and sunny especially in the spring and the autumn.

Kitchen / Breakfast Room

12'6" x 8'11" (3.81m x 2.72m)

Lovely modern replacement kitchen with a superb

range of contemporary gloss cream units comprising ample eye-level cupboards, base drawers, deep pan drawers and base cupboards with plenty of worksurface space, a single drainer sink unit, plumbing for a washing machine, AEG fitted oven, four ring electric hob and high level extractor fan above, radiator, integrated larder style fridge and freezer plus adjacent larder cupboard with further shelving, picture window and glazed door leading out to side.

Bedroom One

17'11" x 8'6" (5.46m x 2.59m)

Large bedroom with radiator, bay window to rear overlooking the garden, wall lights, mirror fronted sliding quadruple doors to a large walk-in wardrobe with ample hanging and shelved storage units.

Bedroom Two

10'1" x 9'11" (3.07m x 3.02m)

Radiator, bay window to rear with fitted blind, extensive range of luxury fitted bedroom furniture comprising two single wardrobes, eyelevel cupboards, further corner double drawer units and corner top.

Cloak / Boot Room

4'6" x 2'11" (1.37m x 0.89m)

Off the hallway is a built-in cloak/ boot room with a window to front and the wall mounted combi Worcester boiler which was last serviced on 26/11/2024.

Luxury Shower Room

9'2" x 5'6" (2.79m x 1.68m)

Modern replacement shower room with Shower lux walk in 1 1/2 width shower unit, vanity wash hand basin, separated W.C., fully tiled walls, two windows to rear, chrome heated towel rail, high downflow fan heater and a mirrored illuminated cabinet.

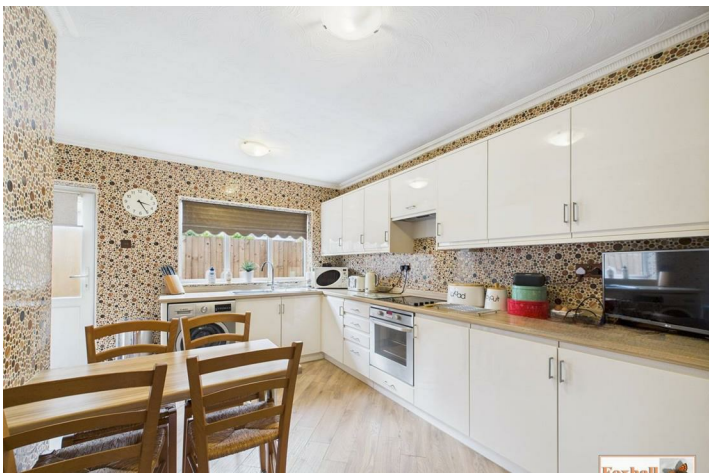
Rear Garden

Southerly facing rear garden is un-overlooked from the rear and is one of the main features of the bungalow. The garden commences with a spacious block path patio area which is secluded and sheltered and a real suntrap ideal for sitting out having a morning cuppa an afternoon glass of wine or alfresco dining. There's an outside electric double socket and outside lighting. The garden is enclosed by panel fencing some of which is new there is a timber shed at the rear and a large oak tree which, whilst not covered by a Tree Preservation Order, is subject to a covenant within the deeds to maintain it.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



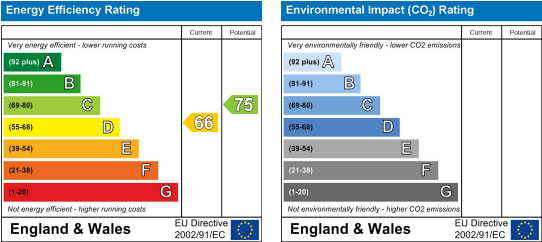
Floor Plan



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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