

Foxhall



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Brookfield Road

North / West, Ipswich, IP1 4EN

Guide price £315,000



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Front Garden

Block paved driveway providing off road parking for multiple vehicles, there is an electric up and over door to the garage and side access to the rear of the property.

Entrance Hallway

Front aspect upvc door into the entrance hallway, side aspect doors to the lounge/diner and garage, rear aspect door to the kitchen, under stairs cupboard, stairs to the first floor, radiator, laminate flooring.

Lounge/Diner

23'3" x 10'6" (7.09 x 3.22)

Front aspect double glazed bay window, open through to the kitchen/breakfast room, two radiators, laminate flooring.

Kitchen/Diner

18'4" x 6'6" & 9'9" x 9'1" (5.61 x 2 & 2.99 x 2.77)

Base and eye level units, granite worktops with tiled splashback, integrated sink and drainer, space for a rangemaster style oven and hob with extractor over, space for an American style fridge/freezer, space for an undercounter drinks fridge, breakfast bar. Rear aspect double glazed window, rear aspect doors into the conservatory and open through to the utility area.

Conservatory

10'5" x 8'9" (3.2 x 2.69)

Side aspect double glazed French doors into the garden, radiator and laminate flooring.

Utility

Eye level cupboard, worktops, space for a washing machine, space for a dishwasher, laminate flooring. Side aspect sliding door to the garden and rear aspect door to the W.C.

W.C.

Low level W.C., corner hand wash basin into vanity unit, tiled splash back, electric heater and a rear aspect frosted double glazed window.

Landing

Doors to all bedrooms and the bathroom, side aspect double glazed window, carpeted flooring and loft access.

Bedroom One

11'5" x 11'3" (3.5 x 3.44)

Front aspect double glazed window, built in over bed storage cupboards, radiator and carpet flooring.

Bedroom Two

11'4" x 10'7" (3.47 x 3.23)

Rear aspect double glazed window, radiator, laminate flooring.

Bedroom Three

12'4" x 6'7" (3.77 x 2.01)

Currently used a walk in wardrobe there is a rear aspect double glazed window, radiator, laminate flooring.

Bathroom

Panel bath with glass shower screen, stainless steel mixer taps, rainfall shower and handheld attachment, hand wash basin into vanity unit, concealed cistern low level W.C., tiled walls, tiled flooring, front aspect frosted double glazed window.

Garden

Enclosed to panel fencing the private rear garden is mainly laid to lawn with a large decking area access from the conservatory and a large patio area at the other end of the garden.

Summerhouse

17'1" x 12'2" (5.22 x 3.71)

With bi-fold doors to the front the summer house is complete with both power and light.

Garage

15'8" x 8'1" (4.80 x 2.47)

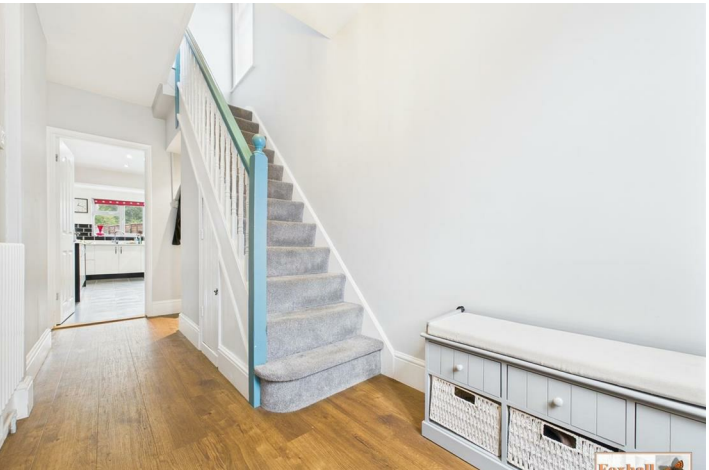
Electric up and over door to the front, side aspect door into the hallway, power and light.

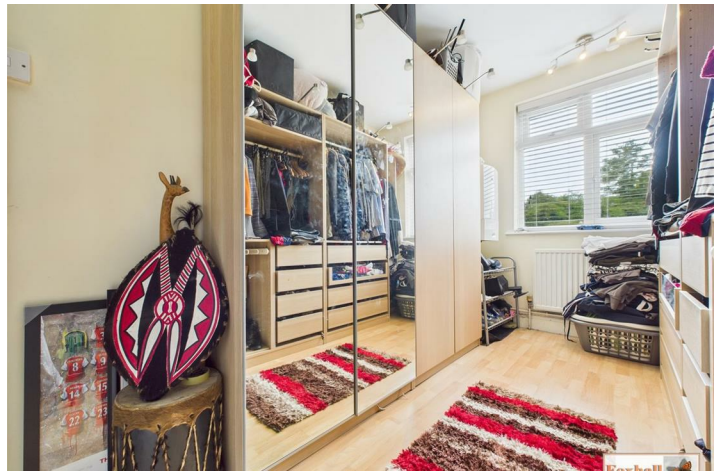
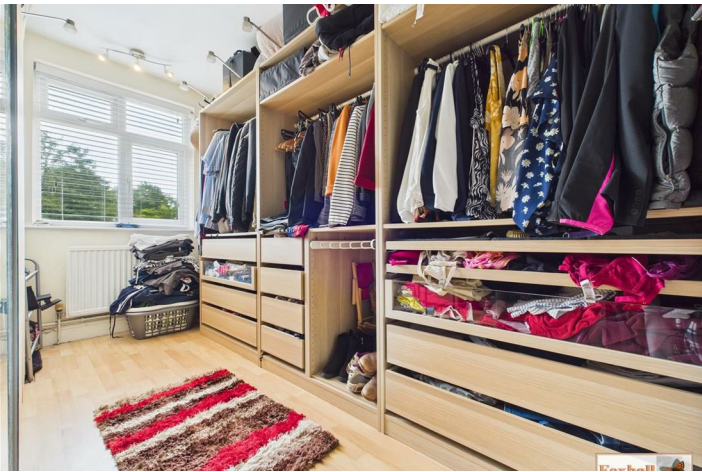
Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area[®]

1445 ft²

134.2 m²

(1) Excluding balconies and terraces

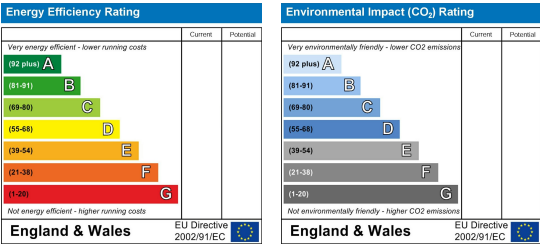
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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