

# Foxhall



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## Swatchway Close

Braziers Wood, Ipswich, IP3 0SF

Offers in excess of £250,000



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## Front Garden

Mainly laid to lawn, pathway leading to the front door and driveway providing off road parking for two average sized vehicles leading to garage.

## Entrance Hallway

Door into lounge/diner, stairs rising to first floor, electric fuse box and laminate flooring to match the lounge/diner.

## Lounge/Diner

23'2 x 12' (7.06m x 3.66m)

Lounge Area - Feature fireplace with wooden surround, marble hearth and backing with an electric wood-burner style fire, radiator, aerial point, under stairs cupboard, dimmer switch, laminate flooring laid in 2020.

Dining Area - Ample room for a dining table and chairs, radiator, breakfast bar suitable for a couple of people, archway through into the kitchen/breakfast room, light with a dimmer switch.

## Extended Kitchen/Breakfast Room

13'11 x 17'1 (4.24m x 5.21m)

Comprising wall and base units with cupboards and drawers under, worksurfaces over, tiled flooring, upright radiator, tri-fold double glazed doors to the rear (each door is individually operated and can have one, two or three open at any one time), breakfast bar, standard radiator, contemporary style splashback tiling, Asterite sink bowl drainer unit with mixer tap over, Belling electric induction hob, Belling integrated electric oven, extractor hood over, built in shelving to maximise storage, space and plumbing for a washing machine and dishwasher, space for a tumble dryer and space for an American style fridge freezer.

## First Floor Landing

Doors to bedrooms one, two, three, bathroom, double glazed window to side and carpet flooring.

## Bedroom One

6'3 x 7'9 (1.91m x 2.36m)

Double glazed window to rear, radiator, carpet flooring.

## Bedroom Two

8'8 x 11'8 (2.64m x 3.56m)

Double glazed window to front, radiator, carpet flooring.

## Bedroom Three

8'8 x 11' (2.64m x 3.35m)

Double glazed window to rear, carpet flooring, loft access and has been repainted this year. The loft is board, has a light and insulation.

## Bathroom

6'3 x 8'1 (1.91m x 2.46m)

Panelled bath with Triton electric shower over, low flush W.C., vanity wash hand basin, tiled splashback, vinyl flooring, obscure double glazed window to front, radiator, built in airing cupboard with shelving and water tank.

## Garage

16'1" x 8'3" (4.913 x 2.530)

Up and over door, eaves storage, pedestrian door through to the rear garden and boiler.

## Rear Garden

69'5" x 24'3" (21.161 x 7.399)

Accessed via tri-fold doors in the kitchen/breakfast room leading into the rear garden which has a large chequer board patio area suitable for alfresco dining, this also gives access to the garage, shed is approx. 8' x 6', fully enclosed rear garden, large lawn area with mature

bushes, trees and planting making this a very secluded feeling garden with further BBQ/allotment area and a green house approx. 7' x 6'x to stay and outside tap.

### Agents Note

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



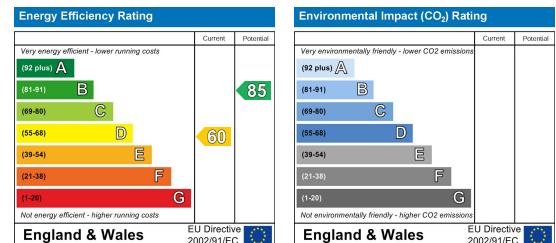
## Floor Plan



## 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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