

Foxhall



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Wimborne Avenue

Broke Hall, Ipswich, IP3 8QW

Guide price £375,000



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Front Garden

Block paved off road parking area for at least three good sized cars, leading to the front porch door, garage door and round to the left hand side and a pedestrian gate to the rear garden.

Porch

Open style storm porch leading to front door.

Lobby

6'0" x 5'3" (1.8541 x 1.6104)

Double glazed entrance door and windows leading into a spacious lobby. Built in cupboard and phone point. Glazed door leading into the entrance hall.

Entrance Hall

10'8" x 6'2" (3.2611 x 1.8898)

Entrance hall with doors off to lounge / dining room, kitchen / breakfast room and downstairs W.C. Stairs leading to first floor. Karndean flooring.

Lounge / Dining Room

25'0" x 11'4" (reducing to 9'3") (7.6326 x 3.4660
(reducing to 2.8277))

Lounge Area: Double glazed window to front, feature fireplace with gas fire (currently capped off but can be re-connected easily) and radiator. Karndean flooring.

Dining Room Area: Double glazed patio doors through to rear garden. Karndean flooring.

Kitchen / Breakfast Room

16'9" x 9'1" (5.1145 x 2.77920)

Comprising of wall and base units with drawers and cupboards under and work-surfaces over, touch screen induction Neff electric hob with extractor of and an integrated electric Neff double oven, integrated dishwasher and also washing machine. One and a half

sink bowl and drainer unit. Tiled splashback and flooring. UPVC double glazed door to side and window to rear. Water softener. Plenty of space for a full height fridge / freezer or American style fridge if required. Table and chairs fit in comfortably in allowing the new owners to use for breakfast, lunch or dinner. Water softener.

Downstairs W.C.

Low flush W.C., pedestal wash hand basin and double glazed window to side.

Landing

Doors off to bedrooms one, two, three and four. Door to bathroom and airing cupboard and double glazed window to front. Karndean flooring.

Bedroom One

14'0" x 11'6" (4.2829 x 3.5167)

Double glazed window to front and radiator. Karndean flooring.

Bedroom Two

11'6" x 10'10" (3.5145 x 3.3181)

Double glazed window to rear, radiator and double built in wardrobe. Karndean flooring.

Bedroom Three

12'2" x 9'1" (3.7260 x 2.7729)

Double glazed window to rear, radiator and double built in wardrobe. Karndean flooring.

Bedroom Four

8'4" x 7'10" (2.5589 x 2.4010)

Double glazed window to front and radiator. Karndean flooring.

Bathroom

7'10" x 7'0" (2.4017 x 2.1460)

Low flush W.C., pedestal wash hand basin, panelled

bath with electric Triton shower over, obscure double glazed window to side, radiator, heated towel rail and loft access. Loft is part boarded and has fitted loft ladder. Extractor fan.

Rear Garden

46' x 33' approx (14.02m x 10.06m approx)

Good sized south facing rear garden leading with a chequerboard patio from the rear ideal for alfresco dining throughout the day. Main part of the garden has a lawn area and there are plenty of mature shrubs and planting on the rear and both sides giving a lovely enclosed feel to the garden. Outside tap. Pedestrian gate round to front via a brick wall enclosed area suitable for storing bins and bikes and suchlike.

Garage

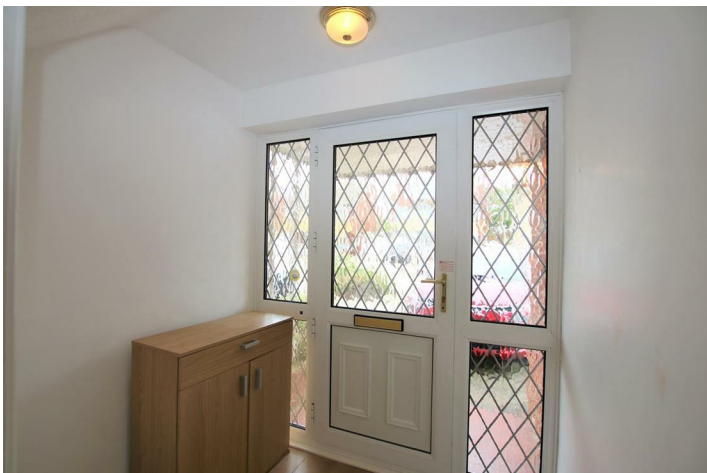
Power and light and double glazed UPVC pedestrian door to side and up and over vehicular door to front. Worcester wall mounted boiler replaced in approximately 2010.

Agents Notes

Tenure - Freehold

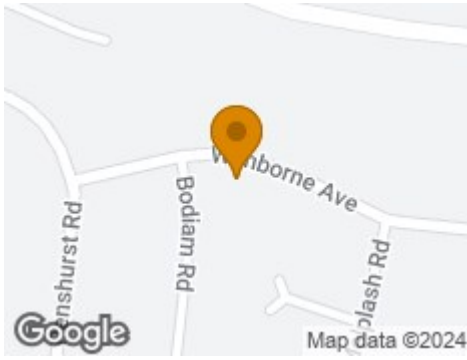
Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



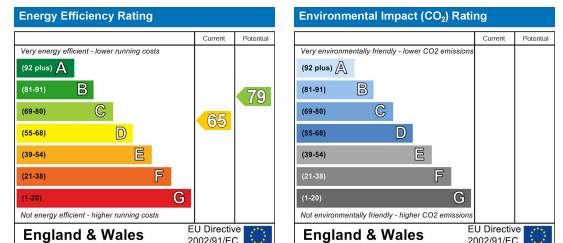
Floor Plan



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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