

# 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



## Ashdown Way

East Ipswich, IP3 8RJ

Asking price £350,000



3



1



1



C



# Ashdown Way

East Ipswich, IP3 8RJ

Asking price £350,000



## Summary Continued

The whole property is presented in excellent decorative order, there are replacement panel doors throughout and fitted blinds to all windows will be remaining. There are UPVC double glazed windows throughout, some of which are large allowing plenty of natural light.

Ashdown Way is on the highly sought after Broke Hall development, within the Broke Hall Primary and Copleston High School catchment areas. There are bus routes in Ashdown Way itself and a large play area is within a 5 minute walk as well as are some lovely woodland walks and nature area towards Bucklesham Road.

We thoroughly recommend a internal inspection of this property.

## Front Garden

To the front of the property is a well presented block paved driveway with dropped kerb for access which is suitable for at least three, possibly four cars.

## Entrance Hallway

A very spacious hallway, laminate flooring, radiator, stairs rising to first floor and under stairs storage cupboard.

## Cloakroom W.C.

7'5" x 3'4" (2.2803 x 1.0240)

A good size cloakroom with low level W.C., vanity wash hand basin, radiator and window to front.

## Lounge / Diner

24'1" x 20'7" (7.36 x 6.29)

Window to front, radiator and fireplace recess.

Radiator, rear and sliding patio doors leading into the conservatory, tiled flooring.

## Kitchen / Breakfast Room

20'4 x 8'7 (6.20m x 2.62m)

Modern replacement kitchen by Howdens Joinery including made to measure units and extensive integrated appliances. These include a double oven, four ring gas hob with extractor over and dishwasher.

Comprising base drawers cupboards and eye level units, ample work surfaces, one and a half bowl sink unit, tiling, wooden flooring, window to rear and glazed door leading into the rear garden.

## Conservatory

15'3" x 8'10" (4.6493 x 2.7011)

A UPVC glazed conservatory overlooking the rear garden with wall light points and two double glazed sliding doors to the side.

## Landing

Window to side and access to loft space. The loft is fitted with a loft ladder is insulated and has lighting, a booster for the TV and water tank.

## Bedroom One

12'10" x 9'2" (3.9266 x 2.7949)

Window to front, fitted wardrobes to remain and radiator.

## Bedroom Two

10'11" x 10'5" (3.3340 x 3.1916)

Window to rear and radiator.

## Bedroom Three

7'8" x 7'8" (2.355 x 2.3438)

Window to front and radiator.

## Bathroom

8'10" x 7'9" (2.6981 x 2.365)

A modern contemporary colour bathroom suite, bath with shower over, fully tiled walls and floor, wash basin and W.C., door to double airing cupboard which also houses the Vaillant boiler which has been regularly serviced.

## Garage

19'7" x 12'1" (5.993 x 3.6943)

A wider than average garage supplied with light and power with electric up and over door which can also be operated by remote control.

## Rear Garden

70' (21.34m )

A delightful, westerly facing rear garden, unoverlooked from the rear. Commencing with a spacious and well presented patio area, ideal for someone having a glass of wine, mid afternoon cup of tea and alfresco dining, the remainder of the garden is laid to lawn with flower and shrub borders and shed at the rear of the garden to remain. The garden is fully enclosed by a combination of panel fencing, high conifer hedging, ideal for anyone with young children or pets. There is a further sheltered patio area immediately behind the kitchen which would be ideal for the positioning of a hot tub etc.

## Agents Note

Tenure - Freehold

Council Tax Band D







## Road Map



## Hybrid Map



## Terrain Map



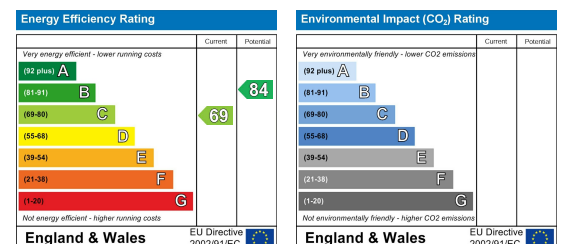
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.