

# Foxhall



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Ashdown Way

Broke Hall, Ipswich, IP3 8RJ

Asking price £395,000



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## Entrance Hallway

UPVC double glazed front entrance door, through to a recently re-decorated entrance hallway with stairs rising to first floor, under-stairs storage cupboard and additional under-stairs coat cupboard, radiator, tiled flooring and doors to kitchen and study / playroom.

## Lounge/Diner

**24'3" x 11'11" (7.402 x 3.644)**

With radiator, window to front with fitted wooden horizontal shutters, the centrepiece of the lounge area is a reproduction Victorian fireplace, with picture tiled sides and Italian style Roman design wooden mantel. In the dining area is another radiator with double glazed French doors opening out into conservatory.

## Study/Playroom/Cinema Room

**14'4" x 7'4" (4.384 x 2.251)**

This is currently kitted out as a hairdresser's salon with laminate flooring. Whilst all fitments will be removed, this would make an ideal playroom / office. Because the dividing wall is only a stud wall, this could be returned to a garage with a minimum of work by the new owners. The original garage, up and over door is still in situ.

## Front of Garage Storage Area

This is supplied with power and light, access from the salon / study / playroom.

## Kitchen/Breakfast Room

**17'3" x 9'0" (5.275 x 2.751)**

Superb fitted kitchen / breakfast room in contemporary style with the latest gloss black fronted units comprising base drawers, cupboards and eye level units, gloss work-surfaces in co-ordinated colour which also lead into a breakfast bar area, extensive range of integrated appliances including a dishwasher, a pantry cupboard, a Siemens four ring hob with extractor hood over, a new Baumatic double oven, large double size fridge / freezer, a bottle rack, an additional cupboard housing a Potterton Profile boiler, additional deep pan drawer and double bowl sink unit.

One of the features of the kitchen is the superb lighting which includes kick space lighting and a wealth of recessed ceiling spotlights and work-surface lighting. Contemporary stainless steel splash-backs and laminate flooring and brick style white wall tiles with a window to rear with fitted blind and glazed door leading to side and to lounge dining room.

## Utility Room

Window to rear, laminate flooring, plumbing for washing machine, full height triple sliding doors to storage shelving area (actual shelving units themselves may be being taken by current owners).

## Downstairs W.C.

Wash hand-basin, W.C. and extractor fan.

## Conservatory

Superb conservatory with vaulted ceiling, double glazed French doors opening into garden and windows overlooking garden with separate seating area. This makes a superb dining area.

## First Floor Landing

Access to main extensive loft space (with power and light), plus door to airing cupboard and doors to:

## Bedroom One

**23'2" x 7'10" (7.073 x 2.408)**

Superb front to back main bedroom with roof-light window to front, twin double wardrobes concealing a wealth of hanging rail space, shelving and drawers, access to the second loft space, laminate flooring, vertical radiator, window to side and bi-folding door to:

## En-Suite Bath/Shower Room

**8'8" x 7'2" (2.650 x 2.185)**

This is one of the best en-suites that the valuer has seen comprising of roll top Jacuzzi bath with chrome shell feet and mixer tap and shower attachment, separate shower cubicle with power shower, W.C., wash hand-basin, fully tiled walls, heated towel rail, decorative tiled floor, window to rear and fitted cupboard.

## **Bedroom Two**

**12'11" x 10'3" (3.957 x 3.141)**

Radiator and window to rear.

## **Bedroom Three**

**11'0" x 10'3" (3.360 x 3.131)**

Radiator, dado rail and panelling, window to front with fitted wooden shutters and laminate flooring.

## **Bedroom Four (Currently used as a Dressing Room)**

**9'9" x 7'9" (2.997 x 2.381)**

Window to front with wooden shutters, radiator and laminate flooring.

## **Family Bathroom**

With bath with shower over and screen, wash hand-basin, W.C., fully tiled walls, heated towel rail and window to front.

## **Front Garden**

Front garden has been neatly block paved with a double width driveway, adjacent to which is a gravelled area, with black ice contemporary decorative stones, Victorian style streetlamp and this could potentially create a third car park space if required.

## **Rear Garden**

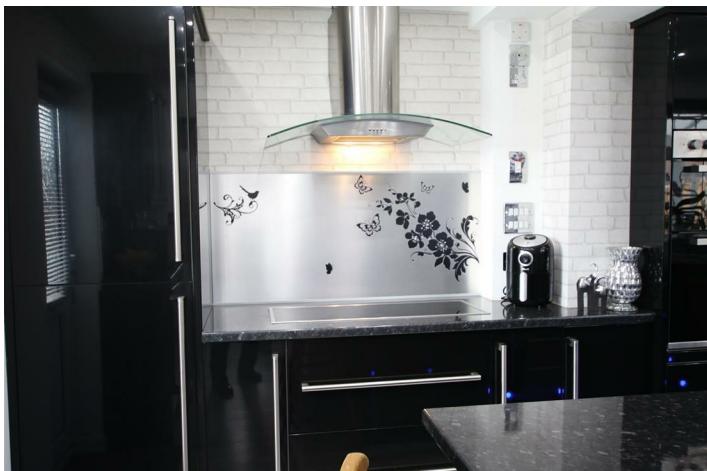
Rear garden is southerly facing and is another of the many selling benefits of the property. The garden commences with a spacious decked area and then leads to a good sized garden shed, behind which is a very cleverly enclosed storage area ideal for keeping wheelie bins, etc out of sight. To the rear of this storage area is a further large area of decking complete with a wooden outside BBQ shelter and area for table and chairs, sun-loungers and outdoor armchairs. The decking continues in front of the office and down the side of the office where there is additional area with outside electricity and would make a superb hard-standing for a hot-tub / Jacuzzi, etc. There is also storage behind the office / cabin. The whole garden is enclosed by decorative lattice arch topped fencing.

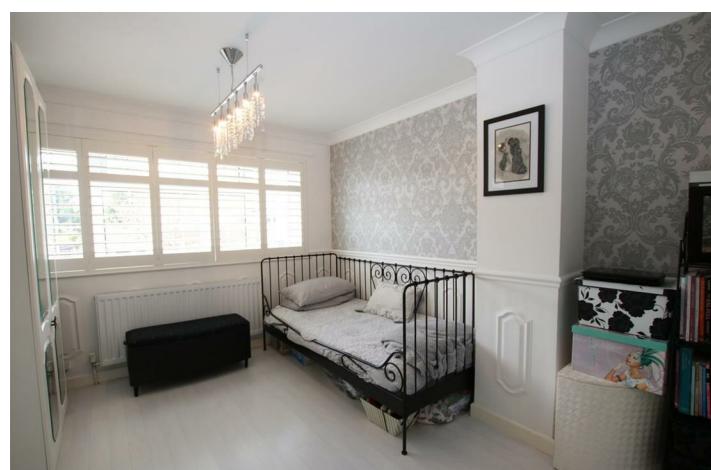
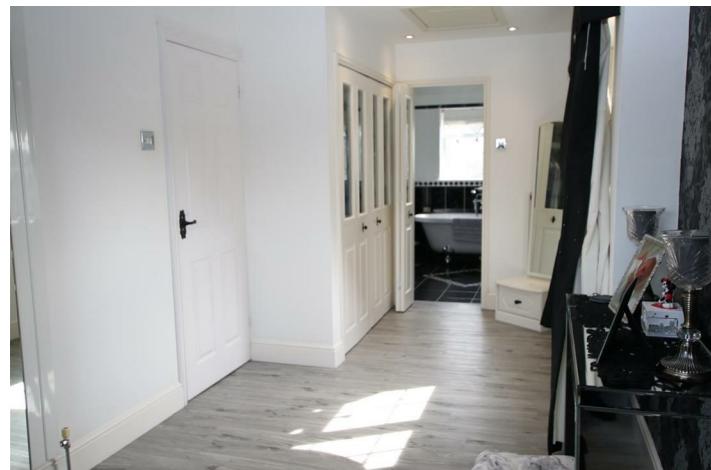
## **Office/Lodge**

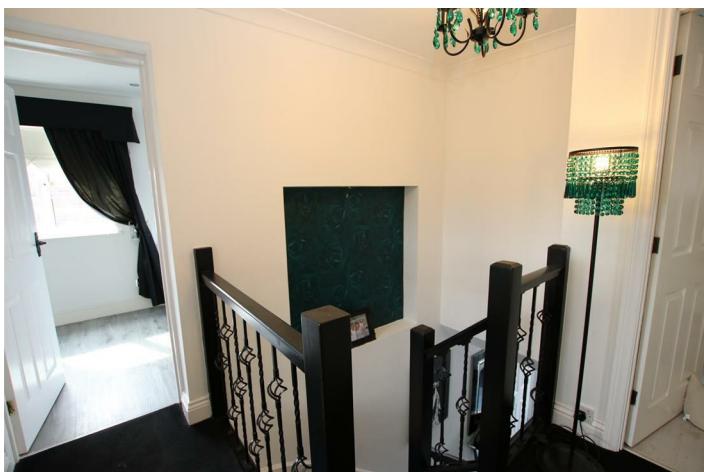
**26'6" x 12'2" (8.098 x 3.725)**

This is quite simply one of the best cabin / office / lodges that the valuer has seen. With hardwood style flooring, vaulted beamed ceiling and a most impressive corner bar with work-surfaces and sinks. The office is fully supplied with light and power and has CAT 5 internet cable hardwired from the house.











## Road Map



## Hybrid Map

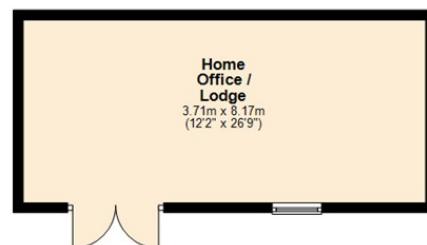


## Terrain Map

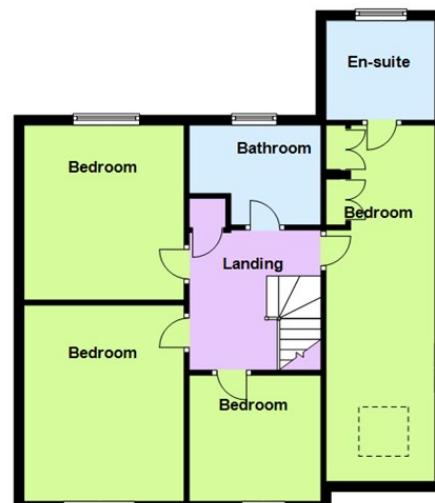
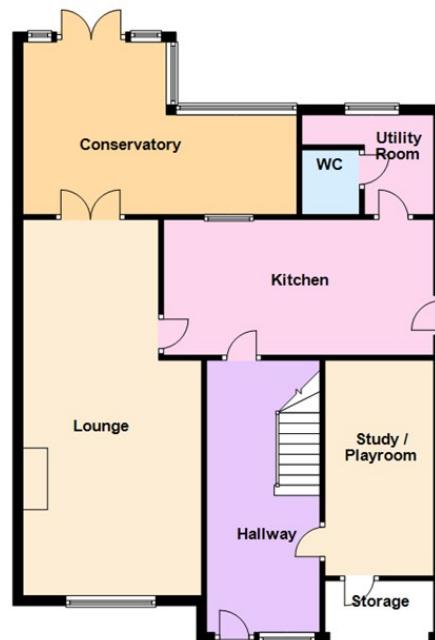


## Floor Plan

Ground Floor



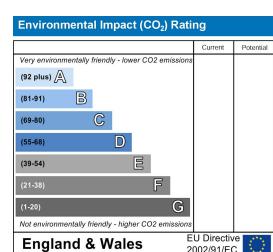
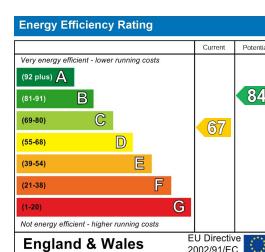
First Floor



## 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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