

# Foxhall



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## Salehurst Road

Broke Hall Ipswich, IP3 8SD

Offers in excess of £475,000



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## Front Garden

Mainly laid to lawn with hedging, block paved driveway providing off road parking for two vehicles side by side, with gated side access leading into the rear garden.

## Entrance Hallway

Obscure glazed entrance door to entrance hall, radiator with cover, parquet flooring, stairs to first floor, cupboard under stairs and doors to the lounge, kitchen/living/family area.

## Lounge

15'10" x 12'7" (4.83m x 3.84m)

Double glazed window to front, coal effect fire and surround, radiator and double doors to sitting area.

## Kitchen / Dining / Sitting Area

20'4" x 19'8" (6.20m x 5.99m)

Well fitted comprising 1 1/4 sink bowl single drainer sink unit with a mixer tap over, excellent range of roll-top work surfaces with cupboards and drawers under, wall mounted cupboards over, induction hob with extractor over, double oven / micro , integrated fridge, upright housing integrated fridge freezer, tiled flooring, cupboard under the stairs door to the rear hallway and through to the dining area.

Dining Area - Double glazed window to rear and side, radiator, tiled flooring, double glazed sky light and double glazed French style doors going out to the rear garden.

Sitting Area - Double glazed skylight, double glazed window to rear and downlighters.

## Rear Hallway

Radiator, double glazed door to outside, door to the garage and doors to utility area and cloakroom.

## Cloakroom W.C.

Low-level W.C., corner basin, radiator and obscure double glazed window to the rear.

## Landing

Doors to bedrooms one two, three and four and the bathroom.

## Bedroom One

16'4" x 9'2" (4.98m x 2.79m)

Two double glazed windows to front, radiator, coved ceiling and door to en-suite.

## En-Suite

6'7" x 5'6" (2.01m x 1.68m)

Shower, his and hers wash hand basins with mixer taps with drawers and cupboards under, low-level W.C., heated towel rail, tiling to walls and floor, downlighters, extractor fan, built-in airing cupboard housing the water tank and double glazed obscure window to the side.

## Bedroom Two

13'2" x 10'10" (4.01m x 3.30m)

Double glazed window to front, radiator and coved ceiling.

## Bedroom Three

12'11" x 11'0" (3.94m x 3.35m)

Double glazed window to rear, radiator and coved ceiling.

## Bedroom Four

9'8" x 6'9" (2.95m x 2.06m)

Double glazed window to rear, radiator and coved ceiling.

## Family Bathroom

9'3" x 6'8" (2.82m x 2.03m)

Panel bath with a mixer tap and a shower attachment

over, independent shower cubicle with shower, low-level W.C., wash hand basin with mixer tap and cupboards and drawers under, access to the loft, heated towel rail, tiled flooring and two double glazed obscure windows to rear.

### Garage

15'4" x 8'2" (4.67m x 2.49m)

Manual up and over door with power and light.

### Rear Garden

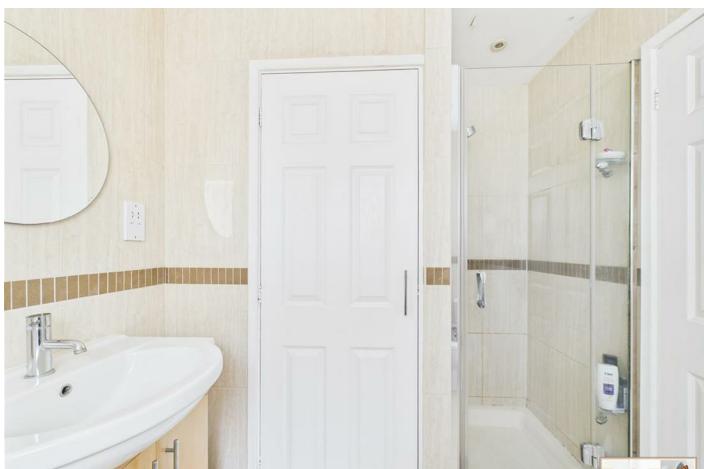
Patio area, mainly laid to lawn with mature shrubs and hedging.

### Agents Notes

Tenure - Freehold

Council Tax Band - E







## Road Map



## Hybrid Map



## Terrain Map



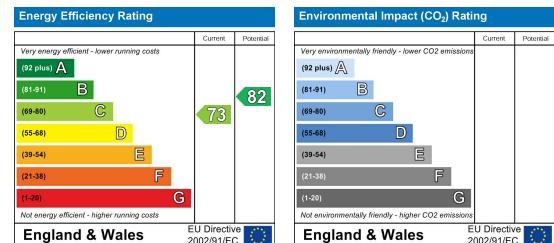
## Floor Plan



## 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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