

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



Rye Close

Broke Hall, Ipswich, IP3 8PX

Asking price £300,000



Rye Close

Broke Hall, Ipswich, IP3 8PX

Asking price £300,000



Front Garden

Spacious front garden low maintenance being completely laid to lawn with flowerbed area, outside light, a concrete driveway in front of the bungalow providing driveway parking which in turn leads to a detached brick built garage.

Entrance Hallway

Double glazed front entrance door through to reception hallway, radiator and access to built-in cupboard with meters and fuse board.

Lounge

14'9" x 11'1" (4.50m x 3.38m)

Focal point of the room is a fireplace (not tested) with marble hearth and backing with wood surround, double radiator, wall lights, window to rear overlooking the garden.

Kitchen / Dining Room

15'5" x 7'9" (4.70m x 2.36m)

Kitchen Area - With a selection of fitted units and eye-level cupboards, single bowl sink unit, fully tiled walls, worksurfaces, space for a slimline oven (Beko electric double oven and hob to remain) Beko washing machine plumbed in to remain, double glazed door leading to side and a window overlooking the garden.

Dining Area - This is partially open plan through to the kitchen with wood flooring and door leading from the hallway, radiator, double doors opening through into the conservatory with views over the garden.

Conservatory

8'8" x 8'3" (2.64m x 2.51m)

Modern conservatory with brick base plus UPVC double glazed and French doors opening out direct onto the garden. There are fitted vertical blinds, radiator, and

wall lights being available for use all year round. The conservatory is both east and south facing making it a lovely sunny room for a good part of the day.

Bedroom One

12'8" x 10'9" (3.86m x 3.28m)

Good sized double bedroom with a radiator and a window to front.

Bedroom Two

11'0" x 8'8" (3.35m x 2.64m)

Another double sized bedroom with a double radiator and a window to front.

Shower Room

8'1" x 6'6" (2.46m x 1.98m)

Modern replacement bathroom suite comprising a large double walk-in shower with shower and backing board with a fitted screen, vanity unit wash hand basin with cupboards beneath and adjacent W.C., modern tiling, chrome heated towel rail, window to side with a blind, access to loft space with ladder, light, extra insulation but no boarding and a door to a airing cupboard which houses the wall mounted Maine Eco-light boiler which has been regularly serviced next one due May 2026.

Side Garden

Access to the side garden is via a lockable metal gate leading to a side passage which leads to a modern patio area with double outside electric socket (needs a cover and not tested), outside light with a personal door leading to the garage and through to the rear garden.

Rear Garden

One of the selling points is the lovely garden fully enclosed by a combination of panel fencing, wire fencing and brick wall. The garden is easterly facing and there are areas within the garden that gets the sun for the entire day making it ideal for sitting out having a morning

cuppa or an afternoon glass of wine. The garden is easy to maintain being largely laid to lawn with established flower and shrub borders, outside tap and enclosed by a low brick wall with an additional patio area that runs on all three sides of the conservatory.

Garage

Up and over door and supplied with light and a double socket, personal wooden door and a window leading to the rear.

Agents Notes

Tenure - Freehold

Council Tax Band - C

Shed in the garden is going to be dismantled and removed.





Road Map



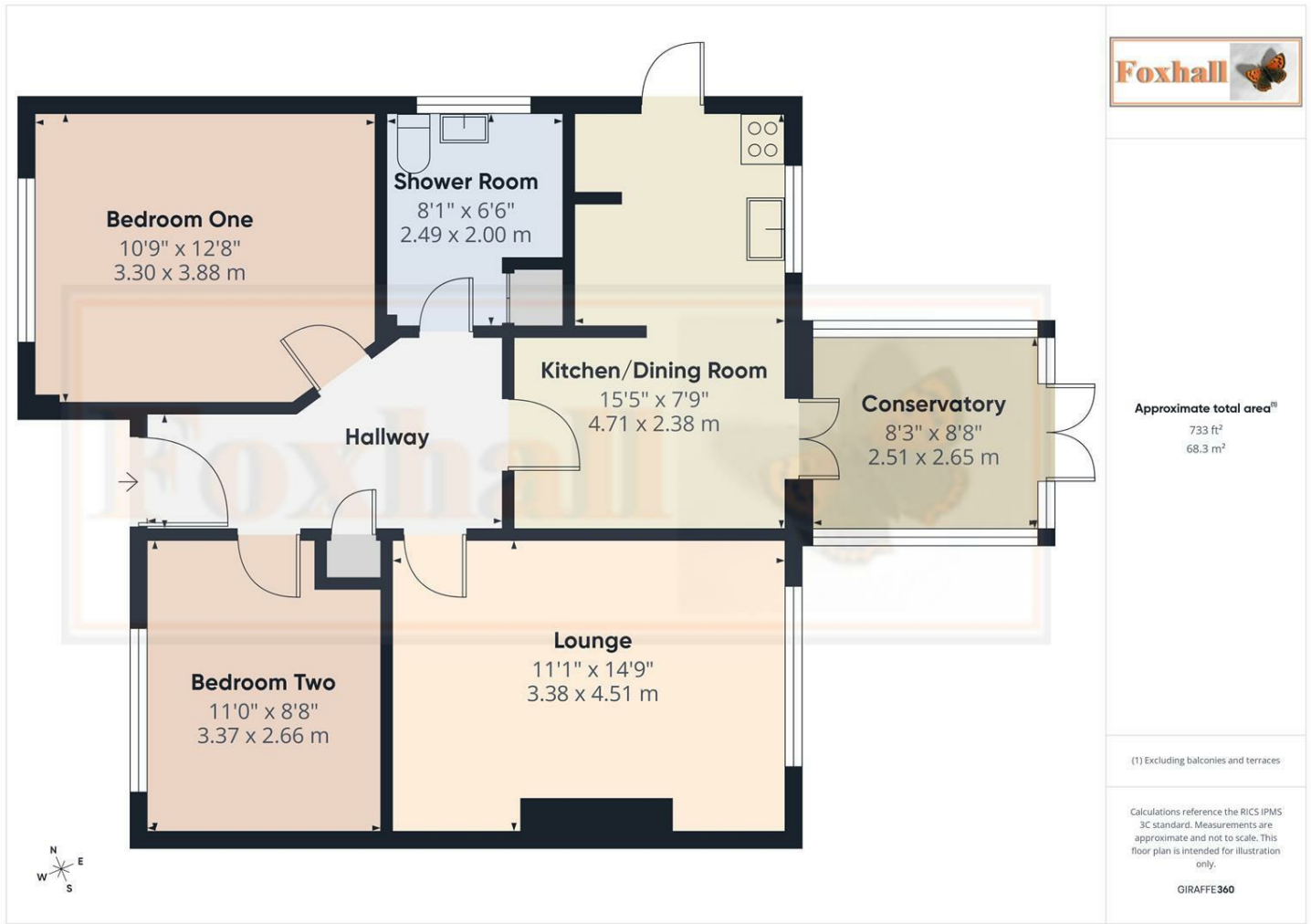
Hybrid Map



Terrain Map



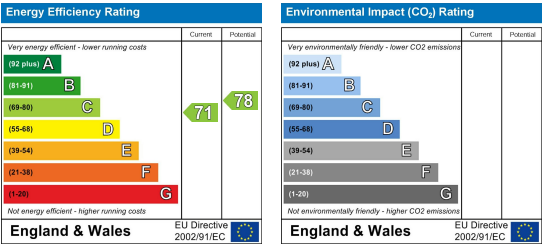
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.