

Foxhall



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Brunswick Road

North-East, Ipswich, IP4 4DB

Price £315,000



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Front Garden

Entry via drop kerb and off-road parking comfortably for two cars via hardstanding concrete. Access to a storm porch leading to the front door and side access via a gate into the rear garden.

Entrance Hall

Double glazed obscure door facing the front and a double glazed obscure window, radiator, access to the stairs, understairs storage cupboards and doors to the lounge, dining room, kitchen and understairs W.C.

Lounge

Double glazed five bay window facing the front, radiator and high picture rails

Dining Room

Double glazed window facing the rear, laminate flooring and a chimney breast which holds a gas fire sat on a tile base.

Cloakroom W.C (under stairs)

Double glazed obscure window facing the side, wall mounted wash hand basin with hot and cold taps and a tiled splash-back, half panelled walls, vinyl flooring and a low-flush W.C.

Kitchen

Double glazed window facing the side, wall and base fitted units with cupboards and drawers, plumbing for a slimline dishwasher, plumbing for a washing machine, space for an oven with a cooker hood above, radiator, roll-top worksurfaces, 1 1/2 stainless steel single sink bowl and drainer unit with a mixer tap above, vinyl flooring, tiled splash-back and the opening to the sunroom/kitchen/ breakfast room.

Sunroom/Kitchen/Breakfast Room

Double glazed windows facing the rear, two double

glazed skylights, double glazed double French style doors going out into the rear garden, wall and base fitted units with cupboards and drawers, roll-top worksurfaces, space for a fridge freezer, space for a tumble dryer, space for a wine cooler, radiator, space for dining and vinyl flooring.

Landing

Double glazed window facing the side, access to the loft, doors to bathroom, bedrooms one, two and three.

Bedroom One

Five bay double glazed window facing the front, radiator and laminate flooring.

Bedroom Two

Double glazed window facing the rear, radiator, fitted wardrobes and cupboards and fitted shelving.

Bedroom Three

Double glazed window facing the rear, radiator and a walk-in wardrobe area.

Bathroom

Double glazed obscure window facing the front, radiator, panel bath with a mixer tap and a shower attachment over with a glass pull out screen, low-flush W.C., pedestal wash hand basin with hot and cold taps, shave point and fully tiled walls with vinyl flooring.

Cabin

9'10" x 16'4" (3 x 5)

Double doors for entry with single glazed windows and does have power and lighting. It is currently being used as a snug/craft room.

Rear Garden

Fully enclosed un-overlooked peaceful north westerly facing rear garden which is enclosed by panel fencing,

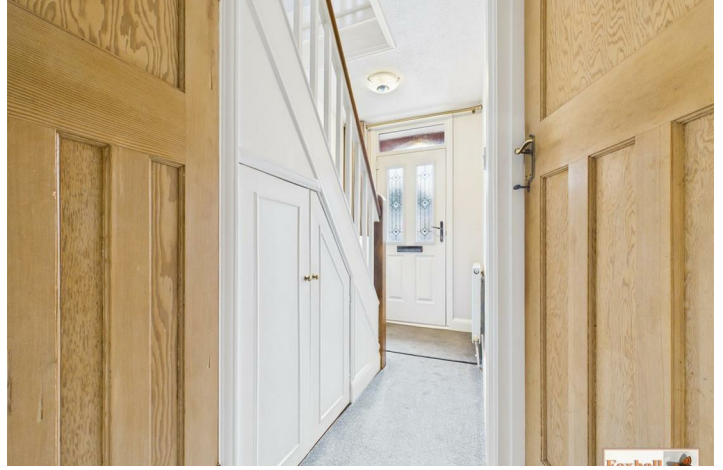
giving privacy by plants, trees, mature shrubs and conifer hedges with large patio area mostly laid to lawn with access to a cabin with power and lighting, three sheds for storage, flowerbed and stone borders with access down the side, outside tap and a gate leading to the driveway.

Agents Notes

Tenure - Freehold

Council Tax Band - B







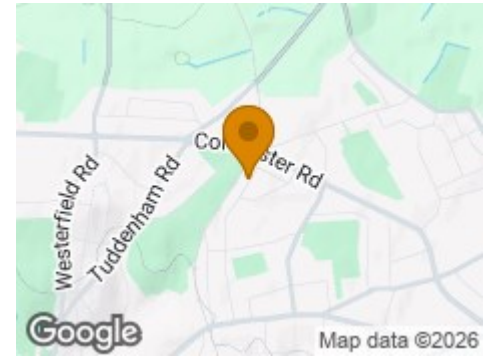
Road Map



Hybrid Map



Terrain Map



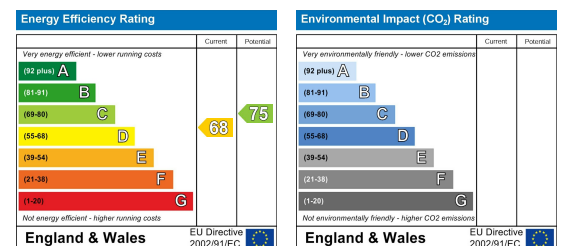
Floor Plan



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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