

Foxhall



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6 Walnut Tree Close

Bramford, IP8 4EE

Asking price £340,000



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Front Garden and Garage

The front garden is of an easy to maintain style with open planned lawn and a number of mature shrubs. There is gated side access leading to the garage with up and over door located in nearby block.

Entrance Porch

Double glazed door to entrance porch, further door to entrance hallway.

Entrance Hall

Radiator, cupboard under stairs, doors to:

Family / Dining Room

16'5 x 14'4 (5.00m x 4.37m)

Double glazed window to the rear, orangery style roof-light, double glazed French doors to the side, radiator, down-lighters, through to the kitchen and door to utility/cloakroom.

Lounge

15' x 11'11 (4.57m x 3.63m)

Wood-burning stove, radiator, double glazed window to front and coved ceiling.

Sitting Room

9'10 x 8'10 (3.00m x 2.69m)

Radiator, double doors leading into the dining/family room.

Kitchen

9'11 x 8'11 (3.02m x 2.72m)

1 1/2 bowl single drainer stainless steel sink unit with a mixer tap, cupboards, drawers and appliance space under, further work surfaces with cupboards and drawers under, wall mounted cupboards over, plumbing for washing machine and dishwasher, double glazed window to side, radiator and tiled flooring.

Utility / Cloakroom

8' x 3'11 (2.44m x 1.19m)

Single drainer stainless steel sink unit with cupboard under, wall mounted cupboards over, low-level W.C, plumbing for washing machine, radiator, downlighters and double glazed window to rear.

First Floor Landing

With stairs off to second floor and doors off to bedrooms and family bathroom.

Bedroom One

12'6 x 10' (3.81m x 3.05m)

Double glazed window to front, radiator, built-in wardrobes and coved ceiling.

Bedroom Two

10'6 x 9'10 (3.20m x 3.00m)

Double glazed window to rear with built-in wardrobes and radiator.

Bedroom Three

7'10 x 6'8 (2.39m x 2.03m)

Double glazed window to front, radiator and built-in storage cupboard.

Family Bathroom

7'6 x 6'3 (2.29m x 1.91m)

Panel bath with shower over, low-level W.C, wash hand basin with cupboards under, radiator and obscured double glazed window to rear.

Second Floor Landing

Double glazed window to side and doors to bedrooms and cloakroom.

Bedroom Four

12'3 x 11' (3.73m x 3.35m)

Two double glazed skylights to the front, the lower

acting as a fire escape, two fitted cupboard and two storage cupboards.

Bedroom Five/ Study

10'9 x 7'4 (3.28m x 2.24m)

Built-in cupboard housing the boiler, further eaves cupboard, double glazed window to rear and radiator.

Cloakroom

6'9 x 5'8 (2.06m x 1.73m)

Low-level W.C, wash hand basin, shaver point, double glazed window to side.

Rear Garden

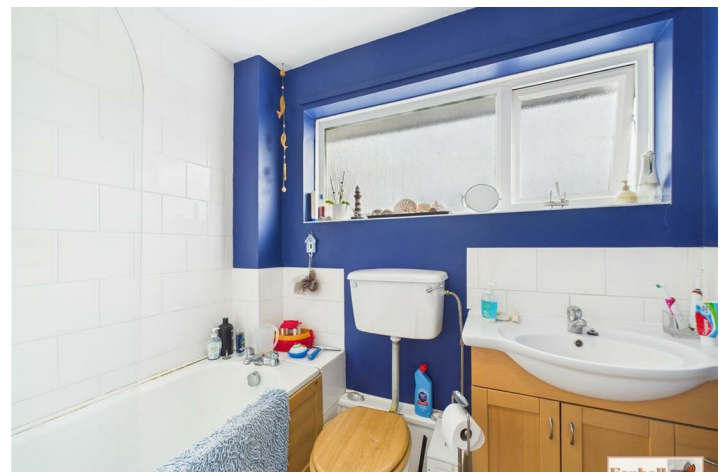
As previously mentioned, is an excellent size and designed to attract wildlife, enclosed by timber fencing and is well and truly established with lots of mature shrubs, two plum trees, fig tree, two apple trees, cherry tree, pear trees, a patio area, bamboo, outside light, outside tap, power points, pond, two raised beds and a gooseberry bush. Within the rear garden is an area until recently used for keeping chickens large enough for a sunhouse /garden office. Greenhouse 12' x 8'

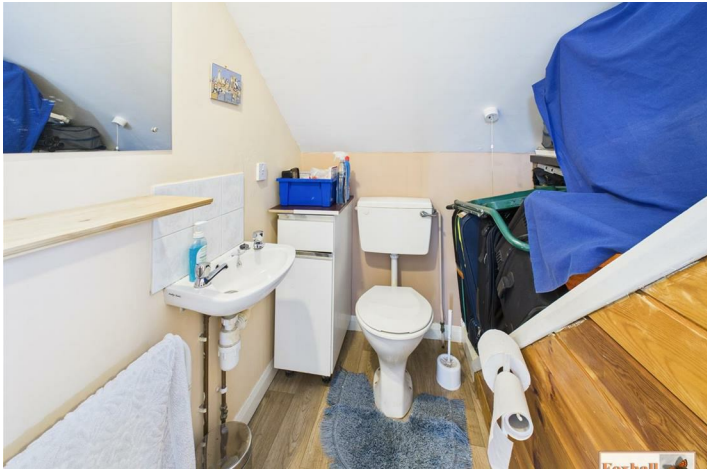
Agents Notes

Tenure - Freehold

Council Tax Band - C









Road Map



Hybrid Map



Terrain Map



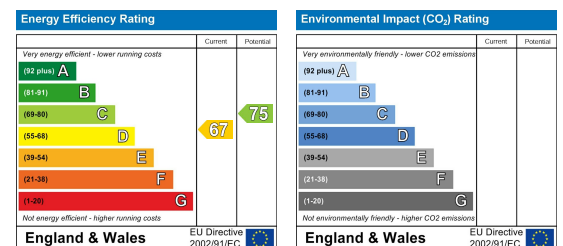
Floor Plan



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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