

Foxhall



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Ellisons Crescent

Bramley Hill, Ipswich, IP4 2GG

Price £325,000



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DETACHED HOUSE - THREE BEDROOMS - DEVELOPMENT BUILT IN 2013 - NEWLY LANDSCAPED BEAUTIFUL PRESENTED REAR GARDEN - KITCHEN / DINING ROOM - LARGE LOUNGE - EN-SUITE SHOWER ROOM, FAMILY BATHROOM AND CLOAKROOM W.C. - WELCOMING ENTRANCE HALL .

Foxhall Estate Agents are delighted to offer for sale this three bedroom detached house situated on the popular Bramley Hill development.

The property boasts welcoming entrance hall, kitchen/dining room, large lounge, cloakroom W.C., three first floor bedrooms one with en-suite shower, two of the bedrooms of which have built-in wardrobes, family bathroom, wraparound front garden with off road parking for one car and the lead up to an attached garage and a fully enclosed beautifully presented landscaped rear garden.

The popular Bramley Hill development which sits central to Ipswich town centre and Ipswich's popular east area offers plenty of local amenities including access to local shops and amenities, access to supermarkets, close walking proximity to Ipswich town centre and Ipswich university and waterfront, local bus routes, good school catchment (subject to availability) and easy access onto the A12/A14.

In the valuers opinion an early internal viewing is highly advised.

Front Garden

Wrap around front garden with off-road parking for one car comfortably via a block paved driveway that leads up to the attached garage, mostly laid to lawn

which is partly enclosed by conifer trees with a pathway and short step up to the front door with external lighting.

Entrance Hallway

Entry via an obscure double glazed door facing the front into the entrance hallway, radiator, LVT flooring, door to the cloakroom W.C., access to the stairs with under stairs storage cupboard and a door into the lounge

Cloakroom W.C.

5'9" x 3'4" (1.75m x 1.02m)

Obscure double glazed window facing the front, extractor fan, spotlights, pedestal wash hand basin with a mixer tap and tiled splash-back, low-flush W.C., radiator and LVT flooring.

Lounge

18'11" x 11'3" (5.77m x 3.43m)

Double glazed window facing the front, double glazed double French style doors to the rear going out into the rear garden and two radiators.

Kitchen / Diner

15'6" x 13'8" (4.72m x 4.17m)

Double glazed window facing the front, double glazed double French style doors to the rear going out to the garden, radiator, spotlights, wall and base fitted units with cupboards and drawers, built-in oven, gas hob with a cooker hood above and a stainless steel splash-back, plumbing for a dishwasher, plumbing for a washing machine, space for a fridge freezer, roll-top worksurfaces, 1 1/2 stainless steel sink bowl and drainer unit, cupboard housing the Potterton boiler and LVT flooring.

Landing

Double glazed window facing the rear, access to the

loft, airing cupboard and doors to bedrooms one, two and three and the bathroom.

Bedroom One

12'5" x 9'6" (3.78m x 2.90m)

Double glazed window facing the front, storage cupboard with built-in shelving, two separate built-in wardrobes, radiator and door to the en-suite shower room.

En-Suite

8'9" x 3'10" (2.67m x 1.17m)

Double glazed obscure window facing the rear, step-in shower cubicle, spotlights, extractor fan, pedestal wash hand basin with a mixer tap, low-flush W.C., radiator, shaver point and half tiled walls and splash-back.

Bedroom Two

12'9" x 7'9" (3.89m x 2.36m)

Large double glazed window facing the front, double built-in sliding wardrobe with mirrored doors and a radiator.

Bedroom Three

10'7" x 7'8" (3.23m x 2.34m)

Double glazed window facing the rear and a radiator.

Family Bathroom

6'3" x 5'6" (1.91m x 1.68m)

Double glazed obscure window facing the front, spotlights, extractor fan, shaver point, panel bath with a

mixer tap and shower attachment, pedestal wash hand basin with a mixer tap, low-flush W.C., radiator and half-tiled walls and splash-back.

Rear Garden

Fully enclosed south easterly facing newly landscaped rear garden with a patio area, newly laid turf with a separate raised tier with bark borders, mixture of plants, railway sleeper and stone shingle steps leading up to a decking area which is perfect for seating, alfresco dining and entertaining with access into the garage via its side door and a pathway that leads to a gate to the front garden

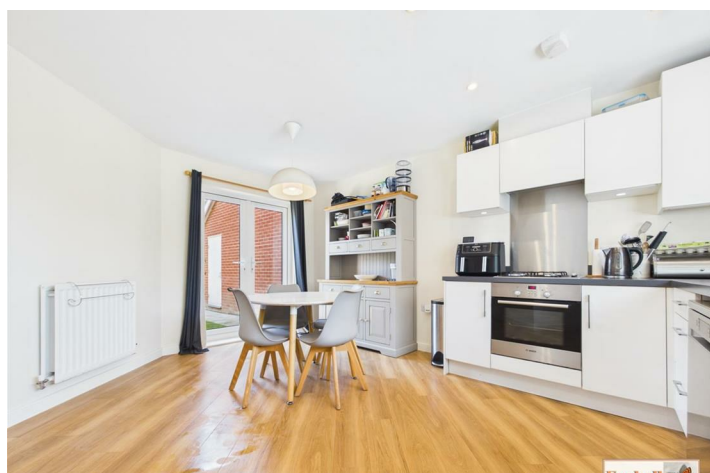
Garage

Manual up and over door from the front and has power and light and a door to the side which leads to the garden.

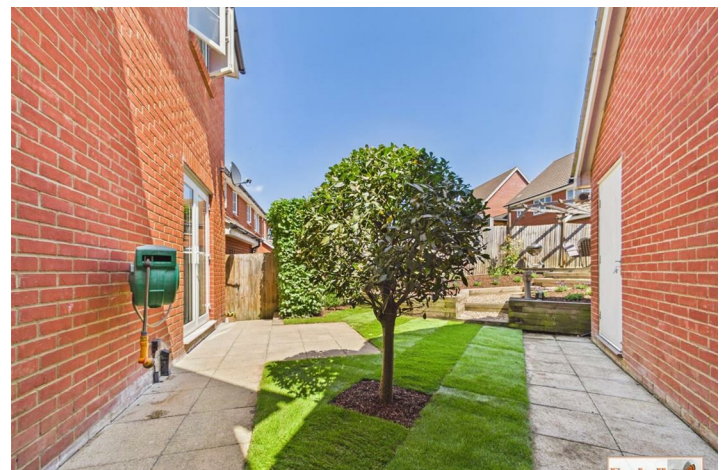
Agents Notes

Tenure - Freehold

Council Tax Band - D









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Road Map



Hybrid Map



Terrain Map



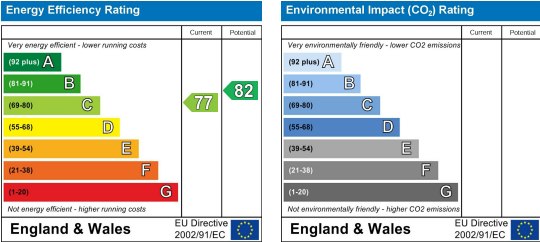
Floor Plan



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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