

Foxhall



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Salehurst Road

Broke Hall, Ipswich, IP3 8RU

Guide price £450,000



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Broke Hall is extremely handy for Broke Hall Primary School and Copleston High School both of which are a fifteen minute walk and Ipswich Hospital which is a mile up the road. Broke Hall has its own selection of local shops with parking, including Co-Op with long opening hours, newsagent, post office, fish & chip shop, chinese etc.

Front Garden

Double width blocked paved driveway with space for two vehicles, open plan area with lawn, flower borders and paving leading to the side of the garage.

Entrance Hallway

Double glazed front door with side panels leading to an entrance porchway with a further glazed inner door through to a reception hallway with a radiator and open plan stairs rising to the first floor.

Lounge

25'0" x 12'0" (7.63 x 3.66)

A lovely front to back open plan lounge with both west and east facing windows making this a very sunny room for part of the day. Stone fireplace surround, chimney breast and hearth a double radiator leading to the rear lounge area which has an additional radiator and a archway through to the sunroom / dining room extension.

Separate Dining Room / Sunroom

12'10" x 8'9" (3.91m x 2.67m)

A beautiful double aspect east and south facing additional room with full height and full width picture windows to both the rear and side. Making this a lovely sunny breakfast and dining room.

Kitchen / Breakfast Room

16'2" x 9'2" (4.93m x 2.79m)

Window to the rear overlooking the established gardens, 1 1/2 sink bowl and drainer unit, double oven and electric hob and extractor fan over, fitted base drawers and cupboards and eye level units, half tiled walls, ample work surfaces, radiator, Ideal Mexico floor mounted boiler and space for an upright fridge freezer.

Utility Room

9'3" x 8'2" (2.82 x 2.50)

Single sink bowl and drainer unit, additional base drawers and cupboards, bottle rack, eye level cupboards, half tiled walls, work surface, plumbing for a washing machine, double glazed door and window to the front and part glazed door to the rear garden.

Cloakroom W.C.

Window to the side, wash basin and low flush W.C.

Landing

Access to the loft, window to the front and access to the airing cupboard with shelving.

Bedroom One

14'0" x 10'1" (4.27 x 3.08)

Large bedroom with a picture window to the front giving nice views down Wadhurst road, triple fitted wardrobes with cupboards above, matching dressing table and bedside cupboards and a radiator.

Bedroom Two

11'6" x 10'11" (3.53 x 3.34)

Full width fitted wardrobe unit with with cupboards above, built in double wardrobe, radiator and window to the rear garden.

Bedroom Three

12'10" x 9'2" (3.92 x 2.80)

Double built in wardrobe, additional built in wardrobe, radiator, double glazed window to the rear with views over the garden.

Bedroom Four

8'4" x 7'10" (2.56 x 2.40)

Fitted wardrobe and dressing table, units and shelving, radiator and window to the front.

Bathroom

6'11" x 5'6" (2.12 x 1.69)

Bath with Triton Opal shower over, wash basin and low flush W.C., heated towel rail and a window to the side.

Rear Garden

Patio area which is a real suntrap and idea for sitting out having breakfast, morning cup of tea or an afternoon glass of wine. The garden is enclosed by a combination of panel and wire fencing, outside tap, large area of lawn with established shrubs and trees including a magnificent Beech tree and a Camellia and Holly tree, spacious side access which is approached by a new sturdy side gate.

Garage

15'11" x 7'11" (4.87 x 2.43)

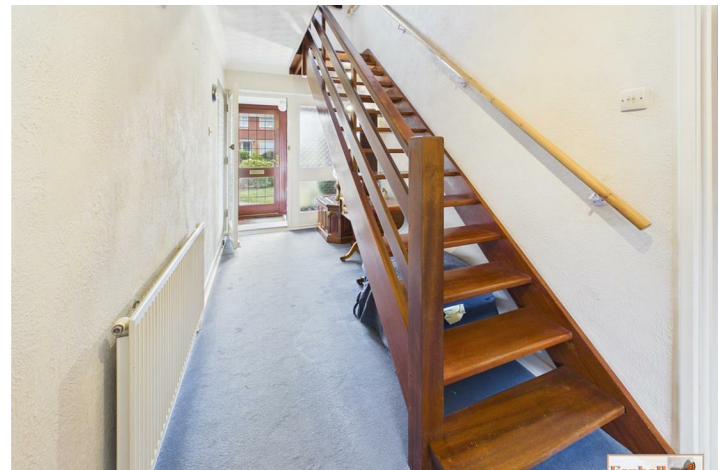
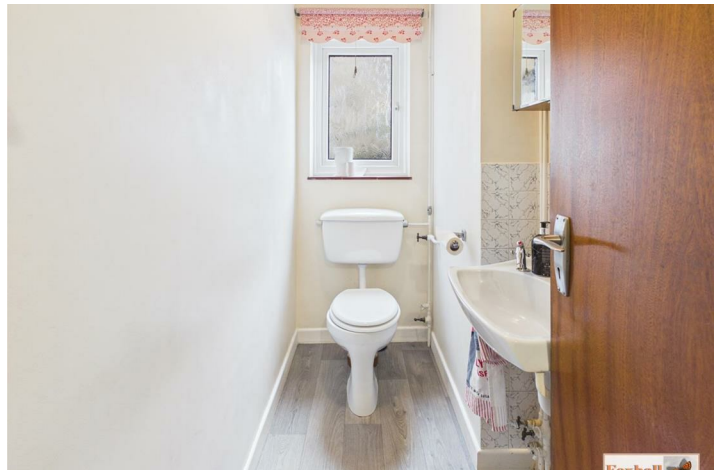
Up and over door, power and lighting and s side pedestrian door.

Agents Notes

Tenure - Freehold

Council Tax Band - E









Road Map



Hybrid Map



Terrain Map



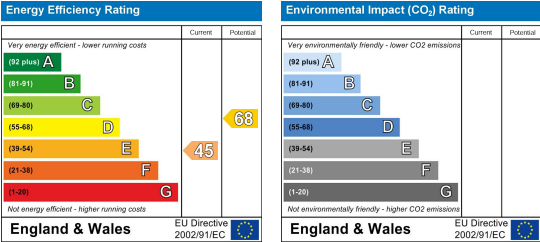
Floor Plan



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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