

# Foxhall



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## Leggatt Drive

Bramford, Ipswich, IP8 4EX

Guide price £315,000



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## Front Garden

Open plan style front garden with stones immediately in front of the bungalow and with a blocked paved driveway at the side providing a good area of off road parking leading to the garage

## Entrance Hallway

Recessed entrance porch with double glazed entrance door to entrance hall, radiator, access to loft, coved ceiling and doors to bedrooms and the lounge.

## Lounge

18'x 11'10" (5.49mx 3.61m)

Two radiators, coved ceiling and door to the kitchen and Sitting Room / Dining Room.

## Kitchen

13'9" x 7'10" (4.19m x 2.39m)

Comprising single drainer stainless steel sink unit with a mixer tap, roll top work surfaces, with drawers and cupboards under, wall mounted cupboards over, double glazed window to side, two built in upright cupboards, one housing the Vaillant boiler and the other with a good level of shelving, double glazed window to side and a radiator. (We understand from the vendor that the cooker is to remain) and the property has the benefit of a water softener under the sink (not tested) and door to sitting room/dining room.

## Sitting Room / Dining Room

18'10" x 9'0" (5.74m x 2.74m)

Two double glazed windows to rear, radiator and coved ceiling.

## Bedroom One

14'5" x 9'4" (4.39m x 2.84m)

Double glazed window to side, radiator and coved ceiling.

## Bedroom Two

10'5" x 9'5" (3.18m x 2.87m)

Double glazed window to front, radiator and coved ceiling.

## Bedroom Three

7'1" x 7'0" (2.16m x 2.13m)

Double glazed window to side, radiator and coved ceiling.

## Shower Room

Independent shower cubicle, low-level W.C, pedestal wash hand basin, tiling to floor and walls, obscure double glazed window to side and a radiator.

## Rear Garden

Accessed by gated side entrance and is enclosed by timber fencing, mainly laid to lawn with well stocked flower and shrub borders.

## Garage

With an electric door, light and personnel door into the rear garden, a further gated access to the side of the property leading around to the rear garden.

## Agents Notes

Tenure - Freehold

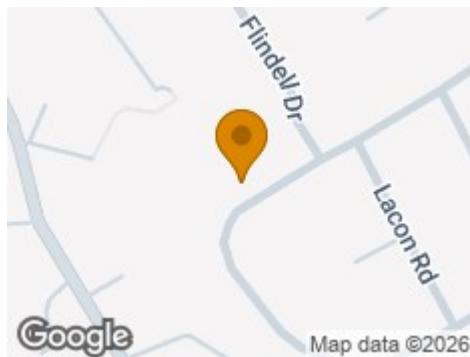
Council Tax Band D

\*\*Please Note\*\* There is spray foam insulation in the loft area. The work being completed in March 2023. We have a 25 year Guarantee Certificate on file.





## Road Map



## Hybrid Map



## Terrain Map



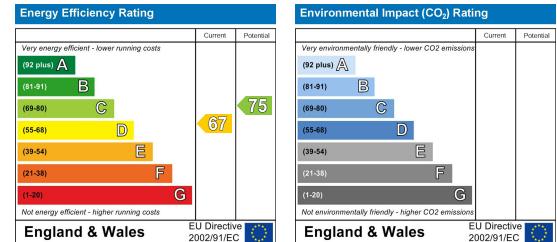
## Floor Plan



## 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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