

# Foxhall



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## Bromeswell Road

North Ipswich, Ipswich, IP4 3AS

Offers in the region of £430,000



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## Front Garden

As previously mentioned the property enjoys the benefit of an excellent area of parking. The front garden is concrete imprinted hardstanding with a hedge and brick wall to the front screening the parking area with a imprinted driveway leading to the garage.

## Entrance Hallway

Double glazed entrance door to entrance hallway, with in-built airing cupboard housing the water tank, further storage cupboard housing the fuse board, coved ceiling, doors to lounge, kitchen, bathroom, W.C., sitting room and bedrooms one and two.

## Lounge

22'9" x 12'10" (6.93m x 3.91m)

Double glazed window to the front and either side,, brick fire surround and two radiators.

## Kitchen

12'9" x 9'10" (3.89m x 3.00m)

Comprising double drainer stainless steel sink unit with drawer cupboards and appliance space under, roll-top work surfaces with drawers cupboards and appliance space under, wall mounted cupboards over, double oven (not tested), four ring hob (not tested), wall mounted Baxi boiler, built-in shelved pantry with window to side, double glazed window to side and obscure double glaze door to outside.

## Cloakroom W.C.

6'1" x 3'4" (1.86m x 1.04m)

Low-level W.C., wash hand basin and double glazed obscure window to side.

## Bathroom

7'4" x 6'0" (2.26m x 1.83m)

Disable enabled bath with shower over and screen, pedestal wash hand basin, radiator and obscure double glazed window to side.

## Bedroom One

12'7" x 11'11" (3.86m x 3.64m)

Double glazed window to rear, radiator, double glazed window to side and coved ceiling.

## Bedroom Two

12'9" x 9'10" (3.91m x 3.02m)

Double glazed window to side, radiator, built-in wardrobe and coved ceiling

## Sitting Room

12'7" x 10'5" (3.84m x 3.18m)

Stairs off to first floor (these are going to be replaced), double glazed window to side, radiator and double glazed patio doors to the conservatory.

## Conservatory

11'11" x 11'2" (3.63m x 3.40m)

Double glazed windows, double glazed French style doors to outside and a radiator.

## Landing

Double glazed skylight to side and doors to bedrooms three and four.

## Bedroom Three

11'0" x 10'2" (3.36m x 3.12m)

Double glazed skylights either side, eaves storage and a radiator.

## Bedroom Four

10'3" x 9'2" (3.13m x 2.80m)

Double glazed skylights either side, eaves storage and a radiator.

## Rear Garden

Crazy paved patio area, covered area at the side, pergola with climbing rose, mainly laid to lawn, enclosed by timber fencing with mature shrub borders, garden shed and a personal door into the garage.

## Garage

Manual up and over door with power and light, window to side and a personal door into the garden.

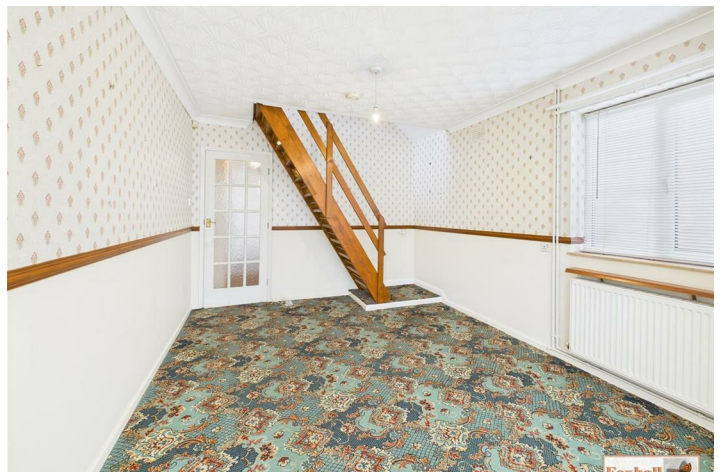
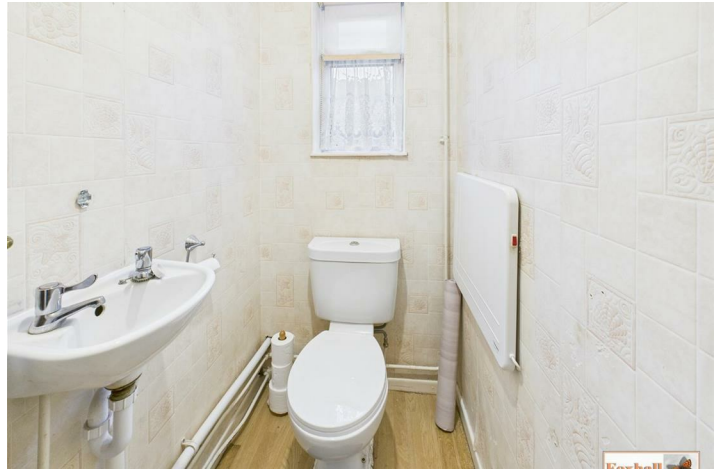
## Agents Notes

Tenure - Freehold

Council Tax Band - D













Road Map



Hybrid Map



Terrain Map



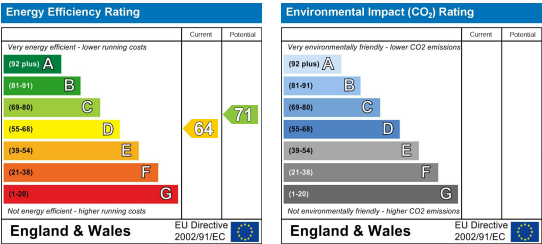
Floor Plan



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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