

# Foxhall



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## Brunswick Road

Northgate Catchment, Ipswich, IP4 4BS

Offers in excess of £375,000



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## Front Garden

Mainly laid to hardsranding with a further area laid to gravel providing off-road parking for multiple vehicles. There is a front aspect UPVC double glazed door into the entrance hallway and a gated side access to the garage and rear garden.

## Entrance Hallway

Doors to lounge and kitchen / dining / living room, under stairs storage cupboard, stairs to the first floor, radiator and laminate flooring.

## Lounge

13'11" x 11'11" (4.24m x 3.63m)

Front Aspect double glazed bay window, feature fireplace, radiator and carpeted flooring.

## Open Plan Kitchen / Dining / Living space

20'4" x 16'10" (6.20m x 5.13m)

Base and eye-level units with square edged worktops, space for a Rangemaster cooker with glass splash-back and stainless steel extractor over, space for an american style fridge freezer, space for a washing machine, integrated stainless steel sink and drainer, two upright radiators, side aspect double glazed window and rear aspect double glazed French doors to the garden.

## Utility / W.C.

7'9" x 6'4" (2.36m x 1.93m)

Base and eye-level units with wooden worktops and tiled splash-back, integrated Butler sink, space for a washing machine, low-level W.C., stainless steel towel rail, rear aspect double glazed frosted window and laminate flooring.

## Landing

Doors to all bedrooms and the bathroom, side aspect frosted double glazed window, loft access and carpeted flooring.

## Bedroom One

13'1" x 9'1" (3.99m x 2.77m)

Front aspect double glazed bay window, walk-in wardrobe, radiator and carpet flooring.

## Bedroom Two

10'0" x 9'1" (3.05m x 2.77m)

Rear aspect double glazed window, radiator and carpeted flooring.

## Bedroom Three

15'5" x 6'4" (4.70m x 1.93m)

Rear aspect double glazed window, radiator and carpeted flooring

## Bedroom Four

7'5" x 7'4" (2.26m x 2.24m)

Front aspect double glazed window, radiator and carpeted flooring.

## Bathroom

7'4" x 7'2" (2.24m x 2.18m)

P shaped bath with stainless steel mixer taps, riser, rainfall and hand-held shower attachments, hand wash basin into vanity unit, low-level W.C., stainless steel towel rail, side aspect frosted double glazed window and laminate flooring.

## Rear Garden

Enclosed to a mixture of panel fencing and brick wall. The rear garden is laid to a mixture of patio and lawn, there is access to the garage and side access round to the front of the property.

## Garage

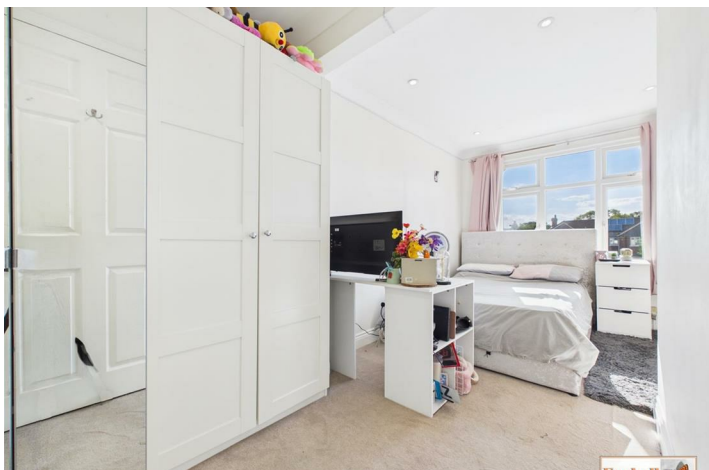
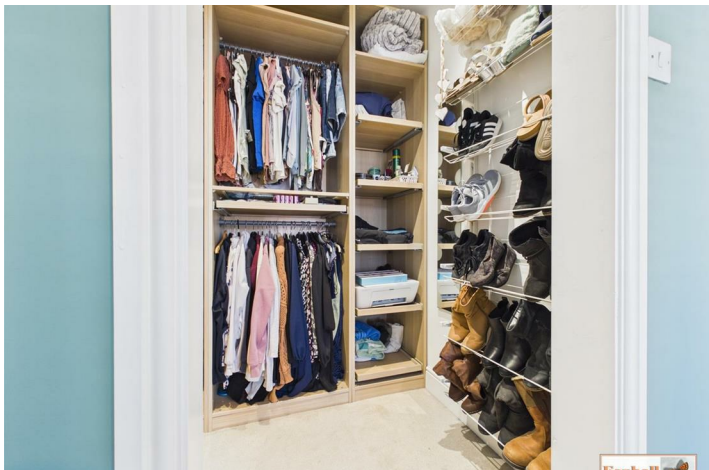
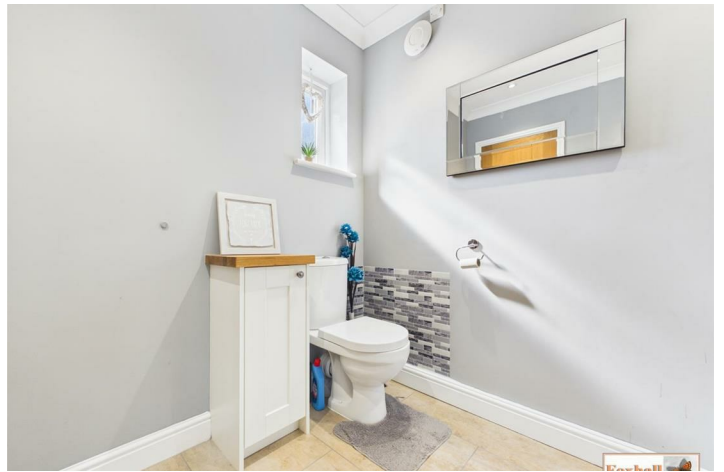
18'9" x 8'3" (5.72m x 2.51m)

Up and over door to the front and a side aspect double glazed window.

## Agents Notes

Tenure - Freehold  
Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

**Foxhall**

Approximate total area<sup>®</sup>  
1273 ft<sup>2</sup>  
118.2 m<sup>2</sup>

(1) Excluding balconies and terraces

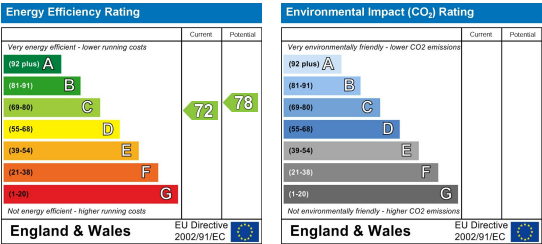
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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