

Foxhall



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Horsham Avenue

Broke Hall, Ipswich, IP3 8RR

Guide price £280,000



2



1



3



E



Horsham Avenue

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Front Garden

Off-road parking for four cars comfortably via block paved driveway accessible via dropped kerb with double gates to the side of the property which leads to the garage.

Entrance Porch

Entry via a double glazed door facing the front, double glazed window facing the front and an obscure double glazed door to the hallway.

Entrance Hallway

Double glazed obscure window to the front, radiator, coving, storage cupboard and a door into the kitchen/diner and lounge

Lounge

16'3" x 10'8" (4.95m x 3.25m)

Double glazed window facing the front, coving, two radiators, feature fire with a stone base and brick surround with a mantle, access to the serving hatch, wall lights and a door into the mid lobby.

Kitchen/Diner

17'7" x 8'9" (5.36m x 2.67m)

Half clad walls, tiled flooring, radiator, double glazed window facing the front, double glazed window facing the side, wall and base fitted units with cupboards and drawers, 1 1/2 sink bowl and drainer unit with a mixer tap above, built-in oven, built-in electric hob and a cooker hood above, tiled splash-back, cupboard which houses a floor standing Ideal E Type boiler, space for a fridge freezer and door to the utility space.

Mid Lobby

Access to the loft which is just insulated and doors to bathroom and bedrooms one and two.

Bathroom

8'10" x 5'1" (2.69m x 1.55m)

Double glazed obscure window to the side, panel bath with mixer taps and a shower attachment, low-flush W.C., vanity wash hand basin with hot and cold taps, shaver point, wall light, radiator, airing cupboard which houses the water tank, fully tiled walls and tile flooring.

Bedroom One

14'8" x 10'1" (4.47m x 3.07m)

Double glazed window facing the rear, coving, radiator and fitted wardrobes and drawers and wall lights.

Bedroom Two

11'11" x 9'1" (3.63m x 2.77m)

Double glazed sliding patio doors to the rear going out to the sunroom, coving, radiator, and mirrored sliding wardrobes.

Sun Room

10'3" x 9'10" (3.12m x 3.00m)

Double glazed window facing the side, double glazed patio doors going out into the garden, wall lights, coving, and electric radiator.

Rear Garden

Fully enclosed north westerly facing rear garden offering access to a garage, outside tap, large patio areas which are very well manicured and landscaped with flower bed borders, mostly laid to lawn with a mixture of mature trees, plants and shrubs and fully enclosed by panel and mid height wire fencing.

Garage

Manual up and over door with power and lighting, double glazed UPVC door to the side going out into the garden, with a storage room attached to the rear with a double glazed facing the rear and a double glazed UPVC door for entry.

Utility Space

9'5" x 3'4" (2.87m x 1.02m)

Double glazed windows to the front, side and rear, plumbing for a washing machine and a double glazed door to the side which goes out to the front of the garage.

Agents Notes

Tenure - Freehold

Council Tax Band - D







Road Map



Hybrid Map



Terrain Map



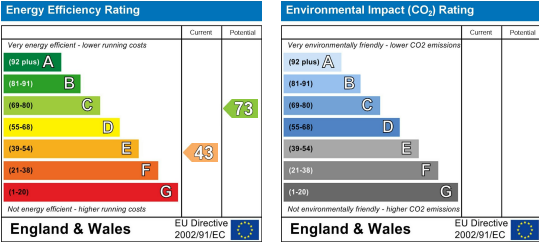
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.