

# Foxhall



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## Thacker Close

Bramford, Ipswich, IP8 4FA

Price £315,000



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## Front Garden

Laid to lawn with a pathway to the front door which is bordered by plants and shrubs. Has off road parking for one car on a block paved driveway which leads up to the garage and access to the parking is down the private right hand side drive of the property.

## Entrance Hall

Entry via a door facing the front with a double glazed window above, radiator, access to the stairs, under stairs storage cupboard, door to the kitchen / diner, lounge and cloakroom W.C.

## Lounge

15'10" x 10'9" (4.83m x 3.28m)

Double glazed sash window facing the front, coving, radiator and double internal wooden doors to the kitchen / dining room.

## Kitchen / Dining Room

17'6" x 8'5" (5.33m x 2.57m)

Double glazed window facing the rear, double glazed double French style doors going out to the rear garden, coving, ceiling mounted extractor fan, wall and base fitted units with cupboards and drawers, plumbing for a dishwasher, plumbing for a washing machine, a double built-in NEFF oven, a NEFF gas hob with NEFF cooker hood above, space for a fridge freezer, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap over, a cupboard housing the Vaillant boiler (which is five years old and regularly is serviced next one coming up in November), radiator and tiled flooring.

## Cloakroom W.C.

Extractor fan, coving, pedestal wash hand basin with a mixer tap, low-flush W.C., radiator and vinyl flooring.

## First floor Landing

Coving, an airing cupboard which houses the water tank,

radiator and doors to the bathroom and bedrooms two and three.

## Bedroom Two

15'2" x 10'8" (4.62m x 3.25m)

Double glazed sash window facing the front, a separate double glazed window facing the front, double built-in wardrobe, radiator, coving and door to the en-suite.

## En-Suite

Coving, extractor fan, radiator, pedestal wash hand basin with a mixer tap, low-flush W.C., step-in shower cubicle, tiled splashback, vinyl flooring and a shaver-point.

## Bedroom Three

10'6" x 8'10" (3.20m x 2.69m)

Double glazed window facing the rear, coving and a radiator.

## Bathroom

Double glazed obscure window facing the rear, coving, shaver-point, extractor fan, pedestal wash hand basin with a mixer tap, low-flush W.C., panel bath with a mixer tap and a shower attachment, half-tiled walls, radiator finished with vinyl flooring.

## Second Floor Landing

Coving and a door in to bedroom one.

## Bedroom One

16'9" x 9'9" (5.11m x 2.97m)

Double glazed Velux skylight, double glazed window facing the front, coving, access to the loft, two radiators, a door to the walk-in wardrobe and a door to the en-suite.

## En-Suite

Coving, extractor fan, shaver-point, radiator, eaves storage cupboard, low-flush W.C., pedestal wash hand basin with a mixer tap, step-in shower cubicle, tiled splash-back and vinyl flooring.



### Walk-in Wardrobe

Has lighting.

### Rear Garden

Fully enclosed south-easterly facing rear garden with a large patio area offering an outside tap, laid to lawn with a pathway, with a shingle border giving you direct access into your garage via a side door, enclosed by panel fencing with a fence with a gate leading to the parking and the front of the garage.

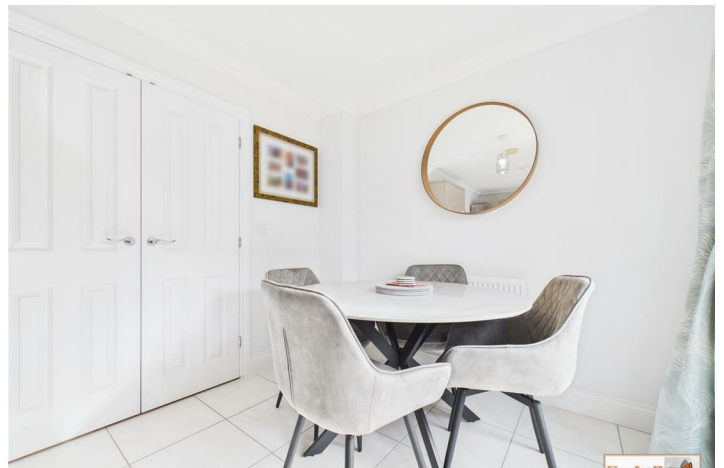
### Garage

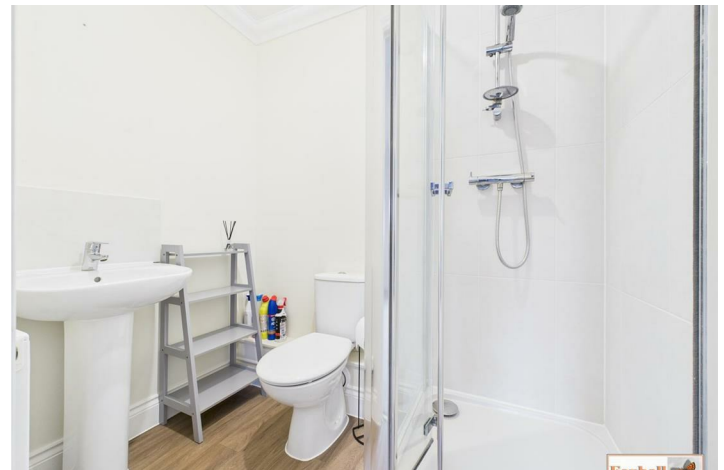
Manual up and over door, pitched roof with power and lighting and door into the side that goes directly into the garden.

### Agents Notes

Tenure - Freehold

Council Tax Band - D















Road Map



Hybrid Map



Terrain Map



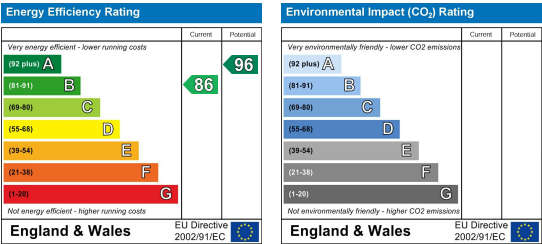
Floor Plan



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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