



Jackson & Co



Broke Hall Gardens

Ipswich, IP3 8RA

Offers In Excess Of £450,000

Substantial four double bedroom family property in one of east Ipswich's most sought after locations. The property is less than 200 yards to a selection of local shops including a co-op and the nearest bus stop, Copleston High School and Broke Hall County Primary catchment area. With Rushmere Heath and Golf Course, Ipswich Hospital and the Nuffield Hospital a few roads away.



Property Features

- Master with en suite
 - Cloakroom
 - No chain
 - Two reception rooms
 - Must be viewed
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DESCRIPTION

Entrance Hall - 3.7535 x 1.6507 (12'3" x 5'4") - Bright and welcoming front entrance hall under-stairs cupboard, stairs rising to first floor, double glazed window and door to the front, sliding doors to the lounge and doors to kitchen and cloakroom W.C.

Lounge - 6.6636 x 3.7466 (21'10" x 12'3") - Entrance is through sliding doors maximising the space from the entrance hall. Double glazed square bay window, feature fireplace with electric fire, wall-lights, two radiators, aerial and phone point and double doors with glass panels leading to dining room.

Dining Room - 3.2536 x 2.9422 (10'8" x 9'7") - Radiator and double glazed patio doors to rear garden

Kitchen / Breakfast Room - 3.2911 x 3.2280 (10'9" x 10'7") - This room can be accessed from both the entrance hallway and the dining room. Comprising of plenty of wall and base cupboards and work-surfaces oven & hob.

One and a half sink bowl drainer unit with mixer tap, radiator and double glazed window overlooking the garden and door to the utility room. Tiled splash-back and tiled floor. Wall-lights.

Utility Room - 2.4693 x 1.7781 (8'1" x 5'10") - Comprising of base units and work-surfaces with space and plumbing for washing machine and dryer or

fridge/freezer. Double glazed door and window to rear garden and internal door to garage. Stainless steel sink bowl and drainer. Extractor fan. Tiled splash-back and floor.

Cloakroom W.C. - Pedestal wash hand-basin, low flush W.C. and radiator.

Landing - Doors to bedrooms one, two and three, bathroom and access to the loft.

Bedroom One - 4.9275 x 3.7016 (16'1" x 12'1") - Double glazed window to front, radiator, aerial and phone point and door to en-suite.

En-Suite - 1.9843 x 1.5201 (6'6" x 4'11") - Double glazed window to front, shower cubicle, pedestal wash hand-basin, low flush W.C. and heated towel rail.

Bedroom Two - 3.3626 x 3.0191 (11'0" x 9'10") - Double glazed window to rear, aerial and phone point and radiator.

Bedroom Three - 3.2977 x 3.0691 (10'9" x 10'0") - Double glazed window to rear, aerial and phone point and radiator.

Bathroom - 2.1561 x 1.9840 (7'0" x 6'6") - Double glazed window to side, panelled bath with separate taps and shower mixer attachment, low flush W.C., pedestal wash hand-basin and radiator.

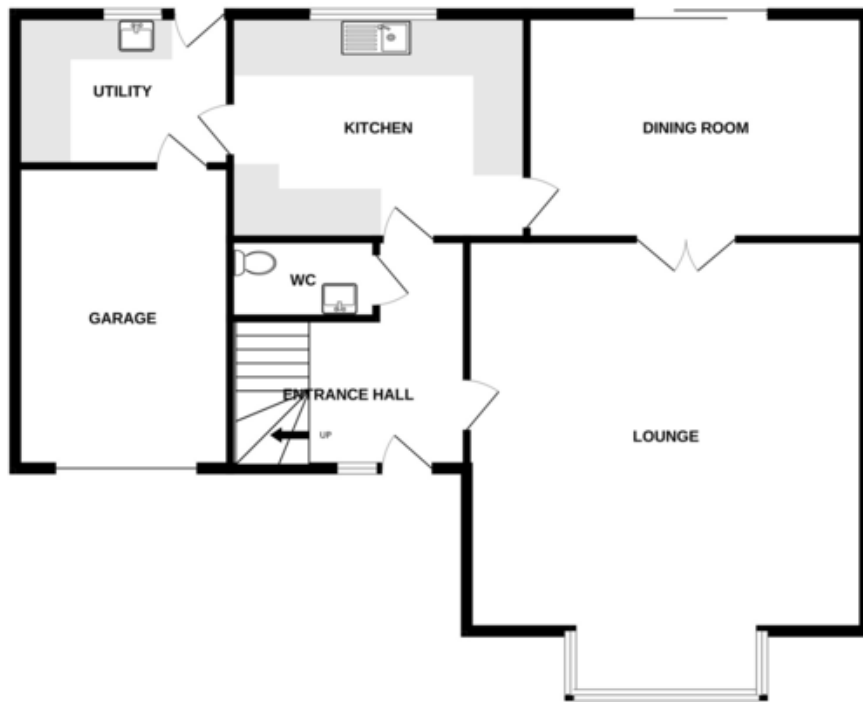
Rear Garden -Fully enclosed unoverlooked garden, laid to lawn with block paved patio area shed to remain

Garage - 6.3902 x 2.6829 (20'11" x 8'9") - Longer than average garage, up and over door, Ample parking on the driveway.

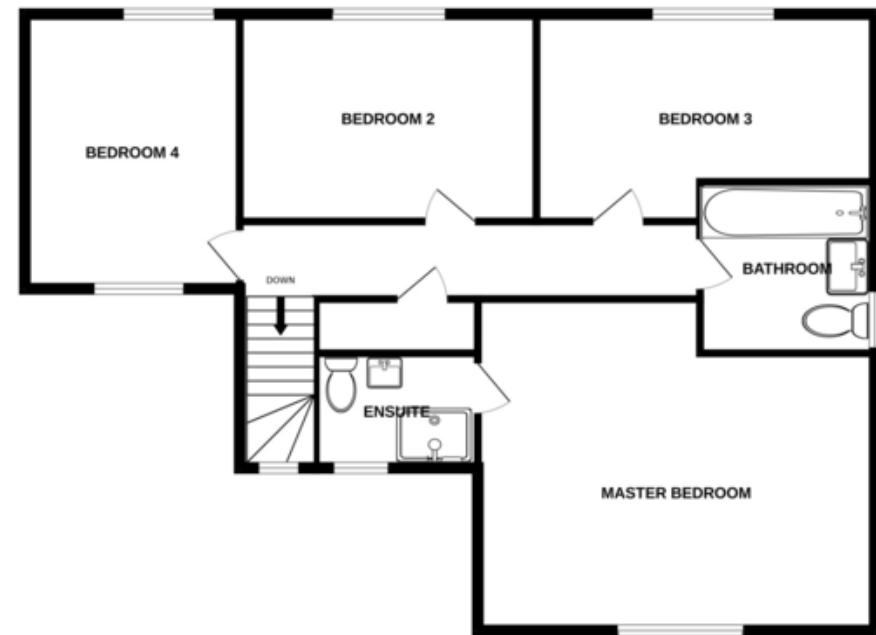




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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