



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SIDEGATE AVENUE, IPSWICH, IP4 4JJ

TENURE : FREEHOLD

GUIDE PRICE £475,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall - A welcoming hallway with a stunning original door and window frames with stained glass windows, wooden floor, stairs off to the first floor with storage cupboard under and doors to...

Living Room 4.65m x 4.01m (15' 3" x 13' 2")

(Maximum measurement in to bay) a spacious living room with bay window to front aspect, feature fireplace and exposed wooden flooring.



Dining Room 4.08m x 3.52m (13' 5" x 11' 7")

From the hallway the first part of the open plan living space is a dining area with wooden flooring and openings to the kitchen and to the...

Snug 3.62m x 3.44m (11' 11" x 11' 3")

An addition to the original accommodation providing an excellent family space with doors opening in to the rear garden.

Kitchen 2.92m x 2.78m (9' 7" x 9' 1")

Fitted with a range of wall and base units with wooden work surfaces including a large breakfast bar. There's an inset one-and-a-half bowl stainless steel sink/drain unit, a built-in electric oven, hob and chimney cooker hood, window to side aspect and door to...



Utility Room 2.33m x 1.65m (7' 8" x 5' 5")

Fitted with base units, plumbing for washing machine, door giving access to the rear garden and door to...

Cloakroom

Fitted with a WC and wash basin.

First Floor Landing

With loft access and doors to...

Bedroom One 4.75m x 3.60m (15' 7" x 11' 10")

A large double bedroom with bay window to front aspect.

Bedroom Two 4.10m x 3.56m (13' 5" x 11' 8")

Another good double with window to rear aspect.

Bedroom Three 2.65m x 2.36m (8' 8" x 7' 9")

Currently used as the home office with window to front aspect.

Bathroom & Separate WC

Fitted with a panelled bath, wash basin and shower enclosure, and the Separate WC is fitted with WC and has a window to side aspect.

Outside

To the front of the property is a block paved driveway providing off road parking and there are double gates to the side leading to the rear garden which has access to the garage, a patio area and a generous lawn with mature trees, shrubs and planting beds.

THE PROPERTY & LOCATION

A beautifully presented double-bay detached house situated in a desirable road within Ipswich offering spacious, extended accommodation, a large garden with garage and a driveway. The open plan extension to the ground floor offers fantastic family living space, a utility room and downstairs cloakroom.

Sidegate Avenue is situated to the north east of Ipswich within the popular Northgate High School catchment area. Being the county town of Suffolk, Ipswich has a huge range of leisure, educational and shopping facilities and a mainline rail station with direct route to London, Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	
			81
		53	

Address: 23 Sidegate Avenue, IP4

- Detached House
- Three Bedrooms
- Living Room & Snug
- Double Glazed Windows

- North East Ipswich
- Kitchen/Dining Room
- Garage & Driveway
- Gas Central Heating

East Suffolk Council Tax Banding : D



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