

Foxhall



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Sidegate Lane

East Ipswich, IP4 3DG

Asking price £270,000



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Sidegate Lane

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Summary Continued

There is a separate, lounge, plus the dining room and kitchen are westerly facing making these rooms pleasant and sunny in the afternoons.

With a large garden and ample space for an extension, this property is an excellent opportunity to create a wonderful family home and is in a prime sought after catchment for highly regarded Northgate High School which is less than a five minute walk away and less than ten minutes to Sidegate Lane Primary School. It is also only a 15 minute walk to beautiful bridleway walks in the Fynn Valley and Tuddenham village beyond. Ipswich Hospital is only a 5 minute drive away and there is easy access onto the A12/A14 and Ipswich town centre and waterfront in the other direction only a ten minute drive away.

An early viewing is highly recommended to not miss out.

Front Garden

The front garden is enclosed by a low brick wall with an area of lawn and small conifers and path leading to front door. Access to the side of the property via a passage way leading to a wooden gate, with a further wooden gate leading into the rear garden.

Entrance Porch

Double doors leading through to entrance hallway.

Entrance Hallway

Radiator, stairs rising to first floor, under stairs storage cupboard and window to side.

Lounge

12'1" x 11'11" (3.6859 x 3.6551)

A bay window to front (easterly facing) making this a

very sunny and pleasant room in the mornings, gas fire situated in a tiled fireplace surround (not tested) and radiator.

Dining Room

11'1" x 11'3" (3.3848 x 3.4304)

Radiator, window to rear which is westerly facing making this a very pleasant and sunny room in the afternoons and evenings, in the summer and a glazed door leading into the lounge.

Kitchen

7'10" x 7'6" (2.3948 x 2.2867)

Comprising a selection of fitted units, single drainer sink unit with cupboards below, additional eye level cupboards and worksurfaces, double radiator, space and plumbing for washing machine, window and glazed door to rear which is westerly facing making this a very pleasant and sunny room in the afternoons.

Landing

Window to side, access to loft.

Bedroom One

11'2" x 10'8" (3.4152 x 3.2706)

Original fireplace, radiator, fitted wardrobe and window to front.

Bedroom Two

10'2" x 9'7" (3.1196 x 2.9322)

Radiator, window to rear, original fireplace, double cupboard and cupboard housing the Baxi boiler.

Bedroom Three

9'7" x 9'8" (2.9371 x 2.9705)

Radiator, window to front.

Bathroom

Bath, wash hand basin, low level W.C., window to rear and radiator.

Rear Garden

60' (18.29m)

The rear garden is 60ft plus, largely laid to lawn, enclosed on two sides by panel fencing and can be accessed via a wooden gate to the side of the property.

The garden is westerly facing and in the afternoons and evenings is a lovely sun trap especially in the sheltered area by the back of the house. There is also a brick built outhouse and a timber shed (8' x 6' approx.) and a larger metal shed (8' x 8' approx.).

Garage

The garage is sectional concrete construction, with an up and over door with an additional carpark space to the side.

Agents Note

Tenure - Freehold

Council Tax Band B





Road Map



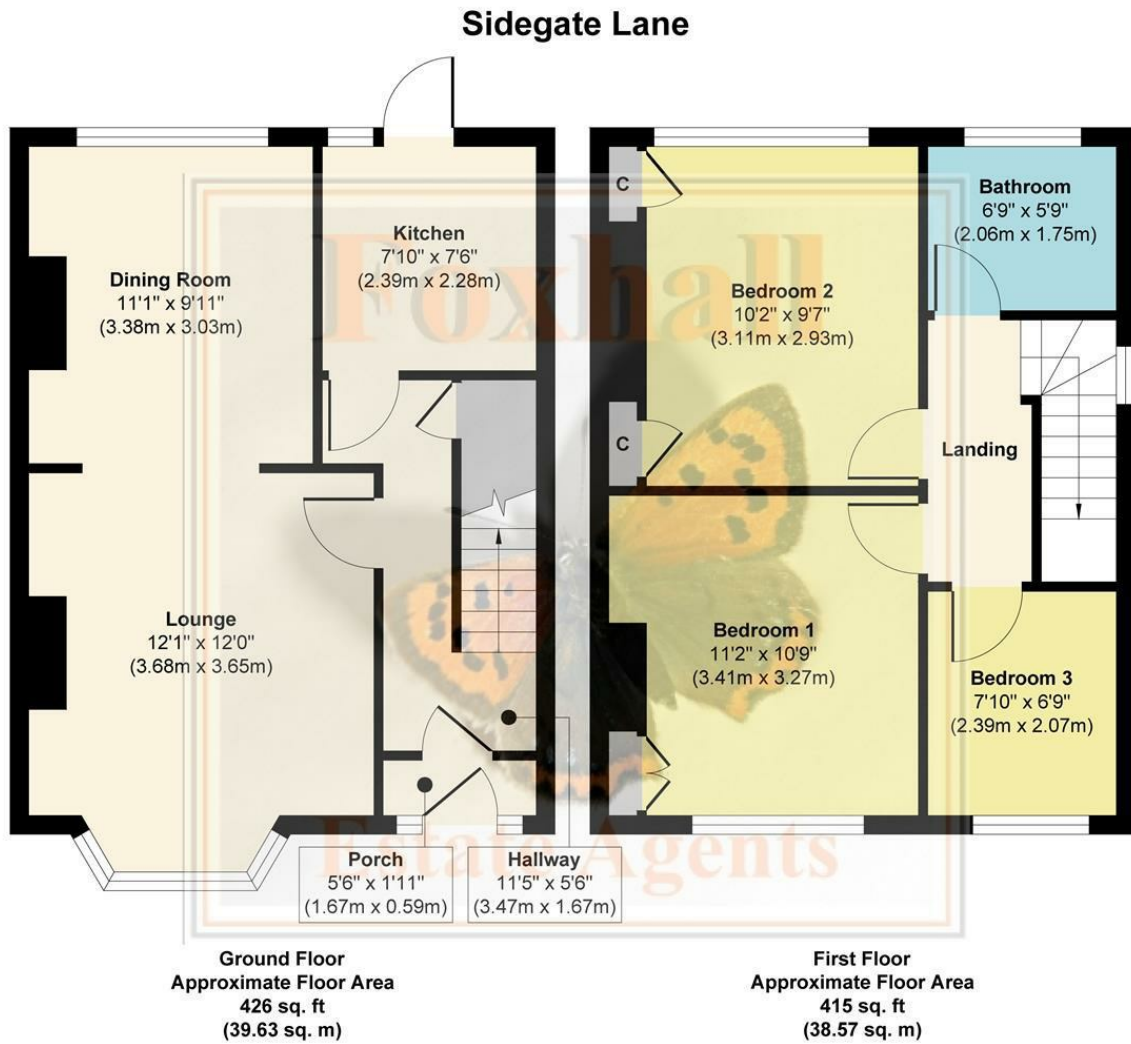
Hybrid Map



Terrain Map



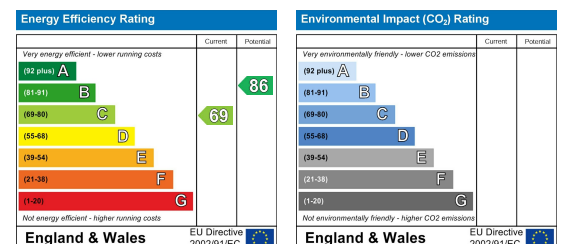
Floor Plan



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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