

KEYSTONE



Sidegate Lane, Ipswich, IP4 3DN

£375,000

Extended Detached House
Lounge/Diner
Cloakroom
Shower Room
Driveway

Three Double Bedrooms
Kitchen
Additional Living room
Large Garden
Popular Location

Sidegate Lane, Ipswich IP4 3DN

Nestled in the sought-after area of Sidegate Lane, Ipswich, this charming extended detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts a well-appointed kitchen. One of the standout features of this property is the reception room that leads off of the kitchen which makes a great entertainment space. The property benefits from off-road parking, which adds to the ease of daily life, particularly in a popular location like this. The good-sized garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air, providing a delightful retreat right at your doorstep.

This home is ideally situated in a vibrant community, close to local amenities, schools, and parks, making it a fantastic choice for those seeking a balance of tranquillity and accessibility. Whether you are looking to settle down Sidegate Lane is a wonderful opportunity not to be missed.



Entrance

Front entrance door leading to hallway with window to side, stairs to 1st floor, radiator and door to lounge/diner.

flower beds and borders and patio area with hedging.

Lounge/Diner

24'9 x 11'4

Bay window to front, window to side, feature fire place, two radiators.

Kitchen

14'3 x 7'7

Fitted with a range of base units, drawers and matching wall mounted cabinets, sink and drainer unit with tiled splashback, hob and built in oven. Space for washing machine and fridge freezer, window to rear, skylight to rear and storage under stairs.

WC

Fitted with handbasin, WC, tiled flooring, tiled splash backs and window to side.

Dining Room/2nd Reception room

16' x 8'8

Window to side, French doors to rear, tiled flooring, wall mounted boiler and radiator.

First Floor landing

Window to side

Bedroom 1

12'5 x 9'8

Bay window to front and radiator.

Bedroom 2

12'2 x 9'0

Window to rear and radiator.

Bedroom 3

8'8 x 7'8

Window to side and radiator.

Shower Room

Fitted with WC, pedestal washbasin, shower cubicle, tiled walls and window to front.

Outside

To the front of property there is a driveway providing off road parking. There is a side access that leads to the rear garden.

The rear garden is good size and predominately laid to lawn with a mixture of



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

