

Foxhall



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Sidegate Lane

Northgate Catchment, Ipswich, IP4 3DW

Guide price £350,000



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Front Garden

Open plan design laid to lawn with concreted driveway to side providing parking for at least four cars, with access to the side by the double wrought iron gates leading to the entrance porch and gated side access to the side of this leading around to the rear garden.

Entrance Porch

4'9" x 3'11" (1.45m x 1.19m)

Entrance door to entrance porch with door into the kitchen.

Kitchen / Breakfast Room

14'3" x 12'2" (4.34m x 3.71m)

Well fitted comprising 1 1/4 bowl single drainer stainless steel sink unit with cupboards, drawers and appliance space under, excellent range of roll-top work-surfaces with drawers cupboards and appliance space under wall mounted cupboards over, space for a full height fridge freezer, space for a dishwasher, double glazed window to rear and door into the lounge / dining / snug area and door to Inner Hallway.

Lounge / Diner / Snug area

36'5" x 8'5" increasing to 10'9" (11.10m x 2.57m increasing to 3.28m)

Dining Area - Door from the kitchen / breakfast room, wall mounted radiator, four double glazed skylights, exposed flooring and double glazed French doors to the outside.

Lounge Area - Floor to ceiling brick fire place with stove into the snug area.

Snug Area - Wall mounted radiator.

Entrance Hallway

Access to the loft (which we understand from the vendor has a ladder, boarding and a fixed light and the

boiler is located up there.), radiator and doors to bedrooms one, two and three, bathroom.

Bathroom

7'10" x 6'7" (2.39m x 2.01m)

Panel bath with a mixer tap, wash hand basin with a mixer tap with cupboards under, separate shower cubicle, low-level W.C., extractor fan, downlights, heated towel rail and double glazed window to the side.

Bedroom One

12'0" x 11'1" plus bay (3.66m x 3.38m plus bay)

Double glazed bay window to the front and a radiator.

Bedroom Two

11'11" x 11'5" (3.63m x 3.48m)

Double glazed window to the front, radiator and built in cupboard housing the meters.

Bedroom Three

11'3" x 8'4" (3.43m x 2.54m)

Double glazed window to side and a radiator.

Rear Garden

As previously mentioned the rear garden enjoys a sunny southerly aspect and backs on to the allotments. The rear garden is approx. 180' in depth and commences with a paved patio immediately in front of the property and access to the garage. The garden itself is enclosed by timber fencing, laid to lawn with flower borders, further crazy paved and paved patio area midway down the garden near to the brick built BBQ raised area with shrub and flower bed borders with an extensive lawn area beyond.

Garage

Manual up and over door with power and light.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



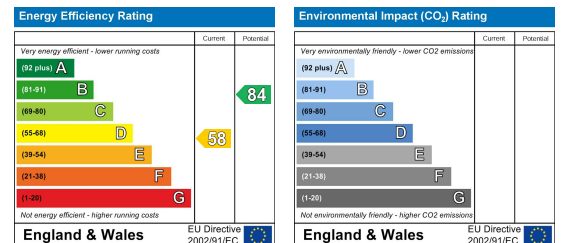
Floor Plan



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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