

Foxhall



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23 Sidegate Avenue

East Ipswich, IP4 4JJ

Price £450,000



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Front Garden

Off-road parking for one car comfortably via a block paved driveway. The garden is mostly made up of shingle which could give you potential more options for parking, there is a slight step up to the storm porch giving you access to the front door and double gates to the side down the left of the property giving you access towards the garage and also the rear garden.

Entrance Hallway

Entry via a door with a single glazed beautifully presented stained glass window with stained glass single glazed obscured windows around, engineered oak flooring, radiator, high picture rails, spotlighting, access to the stairs, under stairs cupboard, doors to the lounge and the open plan living area.

Lounge

12'8" x 12'6" (3.88 x 3.83)

Six bay double glazed window facing the front, high picture rails, radiator and a feature beautifully presented open fireplace with a wooden mantle.

Dining Area & Third Reception Room

11'2" x 26'2" (3.42 x 7.98)

Double glazed window to the side, coving, wood flooring and the opening to the kitchen and entrance to the third reception area.

Third Reception Room- Double glazed double French style doors to the rear with double glazed windows around, natural wood flooring, coving, fitted bookshelves/storage and a radiator.

Kitchen Area

7'4" x 9'6" (2.24 x 2.92)

Partly enclosed off via a worktop, double glazed window

to the side with shutters, spotlights, base level units with cupboards and drawers, built-in oven, NEFF induction hob with a cooker hood above, natural wood worksurfaces, tiled splash-back, 1 1/2 stainless steel sink bowl and drainer unit, cupboard housing the Baxi boiler and the entrance into the utility room.

Utility Room

5'3" x 7'6" (1.61 x 2.30)

Double glazed window facing the rear, double glazed UPVC door facing the rear going out to the garden, space for a fridge freezer, wood flooring, door to the cloakroom W.C., radiator, wall and base fitted units with cupboards, natural wood worksurfaces, tiled splash-back and plumbing for a washing machine.

Cloakroom W.C.

Double glazed obscure window facing the side, low-flush W.C., radiator, vanity unit wash hand basin with a mixer tap and tiled splash-back.

Landing

Double glazed obscure window to the side, coving, access to the loft and doors to bedrooms one, two and three, bathroom and the separate W.C.

Bedroom One

11'9" x 12'6" (3.60 x 3.83)

Double glazed six bay window facing the front, high picture rails and a radiator.

Bedroom Two

11'7" x 13'5" (3.54 x 4.09)

Double glazed window facing the rear, high picture rails and a radiator.

Bedroom Three

7'8" x 8'8" (2.35 x 2.65)

Double glazed window facing the front, high picture rails and a radiator.

Separate W.C.

Double glazed obscure window to side, low-flush W.C. and spotlights.

Bathroom

Double glazed obscure window facing the rear, stainless steel heated towel rail, spotlights, radiator, pedestal wash hand basin with a mixer tap over, panel bath with a mixer tap and a shower attachment step-in shower cubicle with an electric shower and waterfall shower head, laminate flooring, tiled splash-back and an airing cupboard.

Rear Garden

Large north facing fully enclosed rear garden which is enclosed via panel fencing giving you access to a garage. The garden is mostly laid to lawn with a large patio area, flowerbed and shingle borders with an array of mature trees, plants, fur and conifer trees, outside tap, outside power and access down the side to the front garden via a double gate.

Garage

Manual up and over door has power and lighting and a door to the rear.

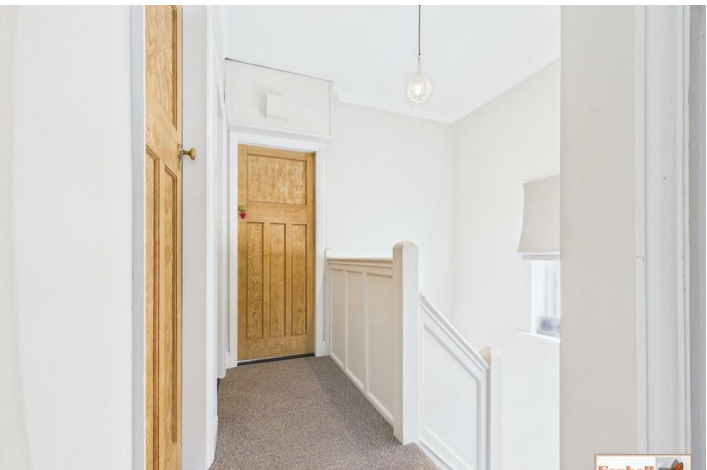
Agents Notes

Tenure - Freehold

Council Tax Band - D

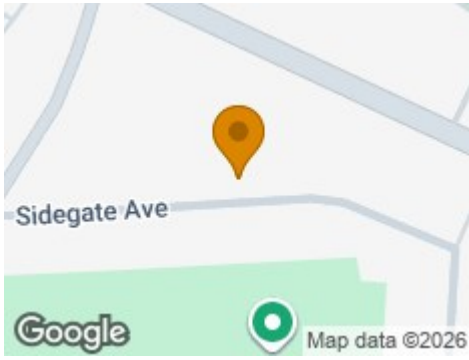








Road Map



Hybrid Map



Terrain Map



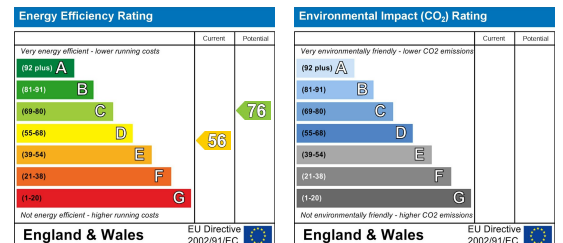
Floor Plan



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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