Charles Wright
PROPERTIES

Selling Properties the Wright Way

174 Sidegate Lane

Ipswich, IP4 4JW

Guide price £525,000

5 1 3 C

174 Sidegate Lane

Ipswich, IP4 4JW

Guide price £525,000

Description

A spacious and stylishly presented five bedroom family home enjoying a generous plot in the popular north-eastern side of Ipswich. This well presented and extended property offers flexible accommodation ideal for modern family living combining contemporary interiors with practical outdoor space. The property benefits from a bright, open-plan kitchen/breakfast room fitted with modern navy units opening onto an impressive family room with vaulted ceiling and Aluminium sliding doors overlooking the beautiful garden. There are two further reception rooms and a cloakroom accessed off of a spacious hall and a stair flight leading to the five generous bedrooms and newly fitted bathroom upstairs.

Location

Sidegate Lane is a desirable location north east of Ipswich and is within walking distance of local shops and Northgate High School. The property also provides easy access to Ipswich Hospital as well as the Town centre and rejuvenated waterfront. Ipswich, the County Town of Suffolk, has wide range of amenities, with excellent schooling, recreational facilities and shopping centre. It also is on the mainline to London's Liverpool Street journey time just over the hour.

Entrance hall

Double glazed door to front, original wood doors to accommodation, stair flight to first floor with understairs cupboard, radiator and Karndean style flooring.

Sitting room

12'06 x 16'01 into bay (3.81m x 4.90m into bay)

Double glazed bay window to front, radiator, fireplace with electric feature fire and Karndean style flooring.

Cloakroom

Double glazed window to front, low level wc, wash basin, radiator and Karndean style flooring.

Dining room

13'06 x 12'08 (4.11m x 3.86m)

Multi-fuel log burner, radiator and Karndean style flooring.

Kitchen/breakfast room

17'06 x 9'11 plus 16'05 x 8'01 (5.33m x 3.02m plus 5.00m x 2.46m)

Double glazed windows to side and front, double glazed door to rear, matching Navy eye level and base units with oak worktops above and composite sink, integrated oven with electric hob, plumbing for a washing machine and dishwasher, space for a fridge/freezer, radiator and Karndean style flooring.

Family room

22'07 x 9'04 (6.88m x 2.84m)

Double glazed windows to rear and side, aluminium double glazed sliding doors to rear, vaulted ceiling with velux's, two of which are electric, radiator plus underfloor heating and Karndean style flooring.

First floor landing

Doors to bedrooms, carpet flooring, loft hatch and airing cupboard.

Bedroom one

12'06 x 16'08 into bay (3.81m x 5.08m into bay)

Double glazed bay window to front, cast iron fireplace, radiator and original wood flooring.

Bedroom two

13'09 x 12'06 (4.19m x 3.81m)

Double glazed window to rear, radiator and carpet flooring.

Tel: 01394 446483

Bedroom three
15'02 x 8'02 (4.62m x 2.49m)
Double glazed window to front, radiator and carpet flooring.

Bedroom four
10'01 x 7'08 (3.07m x 2.34m)
Double glazed window to rear, radiator and carpet flooring.

Bedroom five
7'03 x 6'07 (2.21m x 2.01m)
Double glazed window to rear, radiator and carpet flooring.

Bathroom
8'07 x 8 (2.62m x 2.44m)
Double glazed window to front, feature wood panelling, newly fitted suite comprising of a corner panelled bath, fitted vanity unit with cupboards above housing the wc and wash basin, separate shower cubicle, chrome heated towel rail and LVT flooring.

Outside and gardens
The property enjoys a generous plot with ample off road parking to the front. The large rear south easterly facing garden is un-overlooked and fully enclosed by fencing and hedging. There is a patio area to the immediate rear of the house with the remainder of the garden laid to lawn with beautiful flower and shrub bed boarders. At the end of the garden is a summer house with power and lighting and a further working area for storing logs and a further shed.

Services
We understands mains electric, gas, water and drainage are connected to the property. The property is heated via gas central heating with a recently fitted boiler and pressurised tank for the hot water.

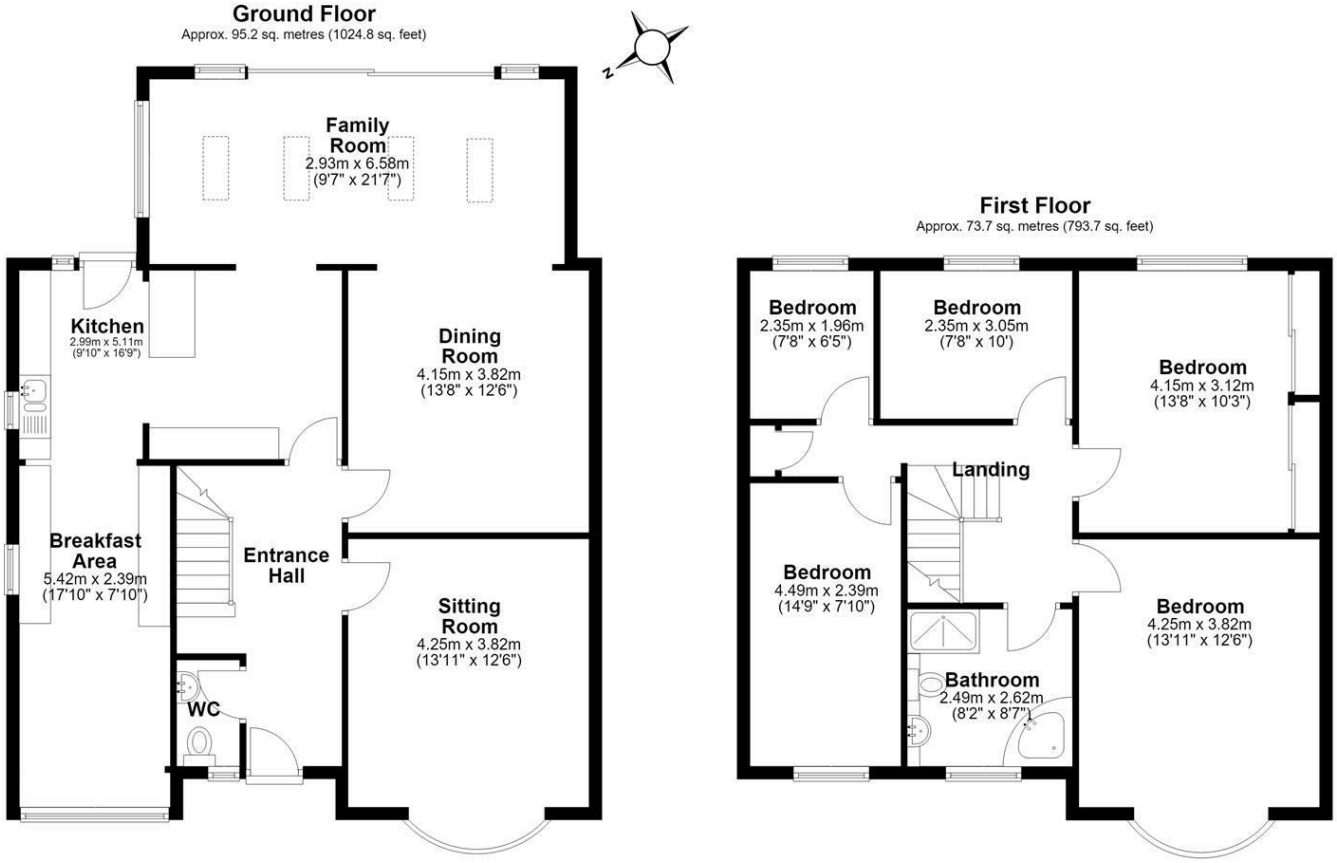
Tenure: Freehold
EPC: Band C
Council: Ipswich borough, Band D

Road Map

Hybrid Map

Terrain Map

Floor Plan



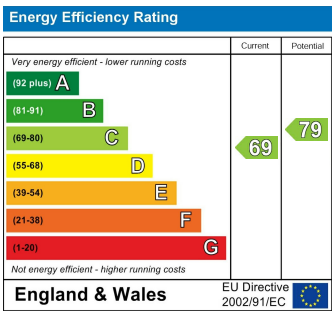
Total area: approx. 168.9 sq. metres (1818.5 sq. feet)

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk

Regulated by Property Redress Scheme

Company Number: 13289409