

# Foxhall



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## Sidegate Lane

Northgate Catchment, Ipswich, IP4 3DQ

Guide price £325,000



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## Front Garden

Block paved driveway suitable for two vehicles comfortably and access to the front door and access to the rear garden via a shared pathway leading to a personal pedestrian gate.

## Porch

UPVC double glazed door into the porch with vinyl flooring and plenty of space for hanging coats, etc.

## Entrance Hallway

UPVC double glazed door into the hallway with double glazed windows to the side and above, laminate flooring, radiator, stairs up to the first floor, cupboard under the stairs with extra shelving, access to the fuse board, coving and a bespoke glass and wood doors into the kitchen and lounge/diner.

## Lounge / Diner

**23'2 x 11'11 (7.06m x 3.63m)**

Lounge Area - Double glazed bay window to front with slatted blinds, radiator, carpet flooring, log burner with marble hearth, aerial points.

Dining Area - Carpet flooring and a radiator to the rear is a double glazed French doors with double glazed windows to the side and above going out into the rear garden.

## Kitchen

**11'2 x 7'8 (3.40m x 2.34m)**

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, tiled floor, raised mermaid splash-back, ceramic 1 1/2 sink bowl and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a tumble dryer currently under the breakfast counter, space for a full height fridge freezer, space and plumbing for a dishwasher, Indesit oven with a Beko induction hob over

and a Belling extractor fan over the top, UPVC and double glazed pedestrian door to the rear garden, double glazed window to the side, heated towel rail and a door to the cloakroom.

## Cloakroom

Low-flush W.C., wash hand basin and an extractor fan.

## Landing

Carpet flooring, doors to bedrooms one, two, three and the bathroom, double glazed window to the side, access to the loft hatch which has a ladder and boarding but no light.

## Bedroom One

**11'1 x 10'8 (3.38m x 3.25m)**

Large double glazed window to the front with fitted blinds, radiator, carpet flooring and coving.

## Bedroom Two

**10'3 x 8'6 (to wardrobes) (3.12m x 2.59m (to wardrobes))**

Large double glazed window to the rear with fitted blinds, radiator, carpet flooring, coving and large fitted wardrobes which encompass the whole wall on one side some of which are mirrored fronted. Behind the cupboard is a Baxi boiler recently fitted in the last 2/3 months and comes with guarantee.

## Bedroom Three

**7'8 x 6'9 (2.34m x 2.06m)**

Double glazed window to the front, radiator, carpet flooring and coving.

## Bathroom

**6'8 x 5'8 (2.03m x 1.73m)**

P shaped panelled bath with solid shower screen, mixer taps and a handheld shower over, pedestal wash hand basin, low-flush W.C., raised heated towel rail, tiled flooring throughout both walls and floor, obscure double glazed window to the rear with fitted roller blind.

## Rear Garden

Large patio area suitable for alfresco dining followed by a lawn area, a mixture of raised and standard bed to the side filled with mature shrubs and planting, trellis behind which there is a further patio area and access to the garage and an outside tap.

## Garage

13'10 x 8'10 (4.22m x 2.69m)

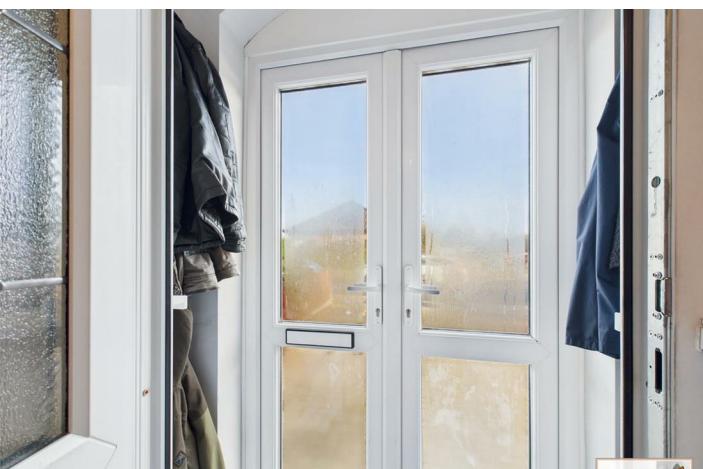
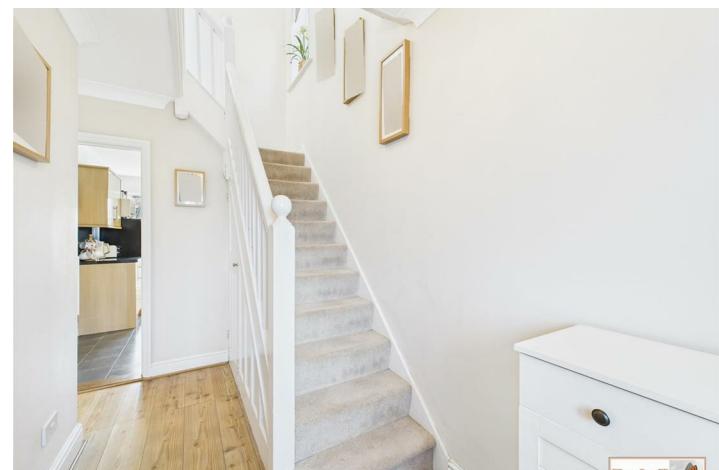
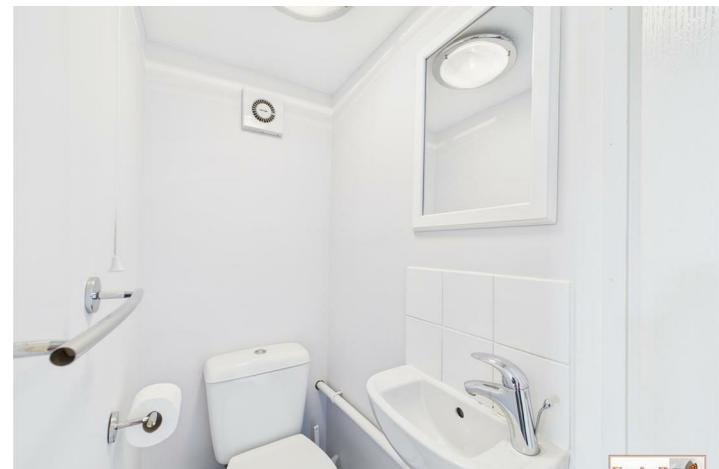
Two up and over doors one at the front and one at the back (no power or light). (The garage is accessed by vehicle via a private side road.)

## Agents Notes

Tenure - Freehold

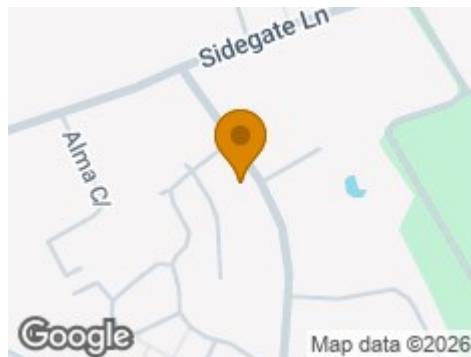
Council Tax Band - C







## Road Map



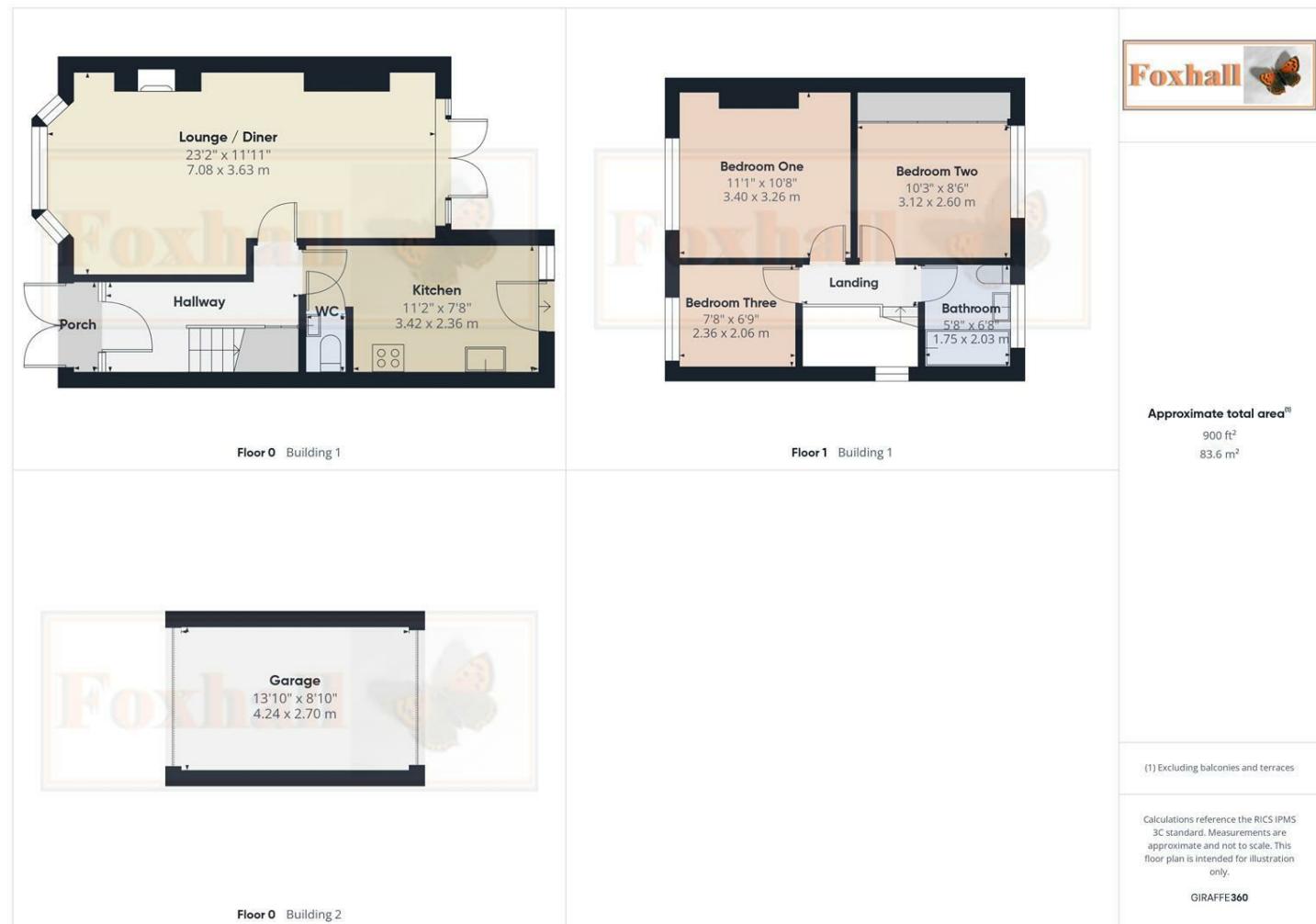
## Hybrid Map



## Terrain Map



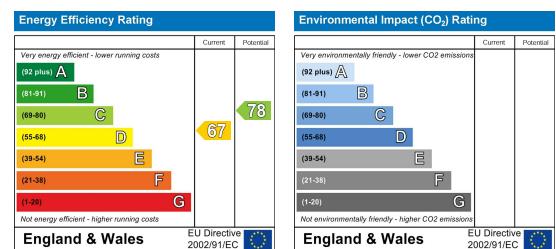
## Floor Plan



## 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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