

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 613296

www.foxhallestateagents.co.uk



Sidegate Lane

Northgate Catchment, Ipswich, IP4 3DQ

Guide price £325,000



Sidegate Lane

Northgate Catchment, Ipswich, IP4 3DQ

Guide price £325,000



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)

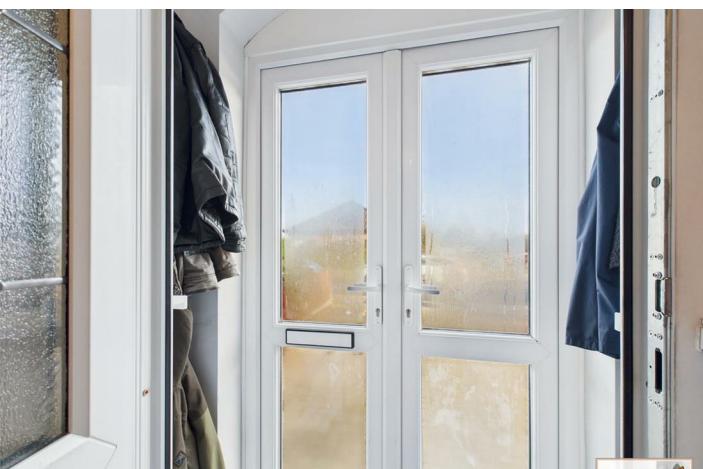
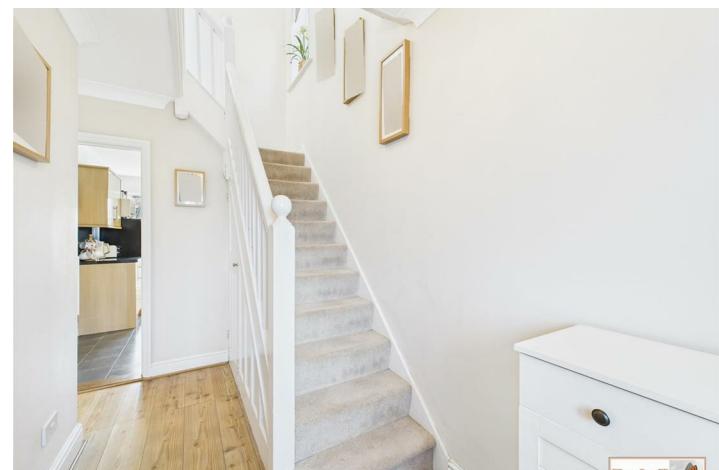
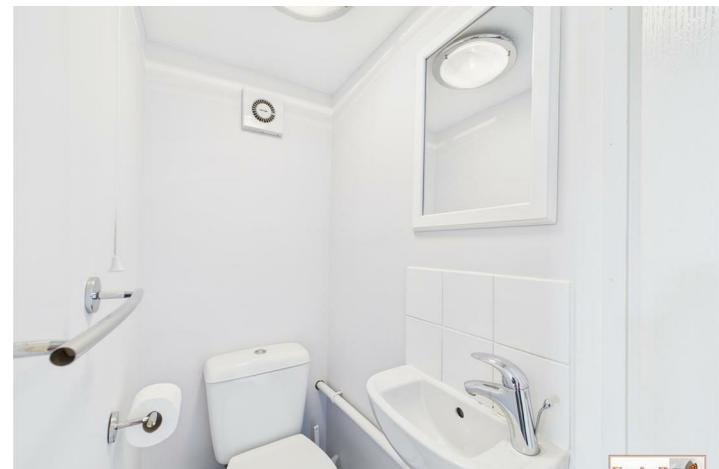
Two up and over doors one at the front and one at the back (no power or light). (The garage is accessed by vehicle via a private side road.)

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



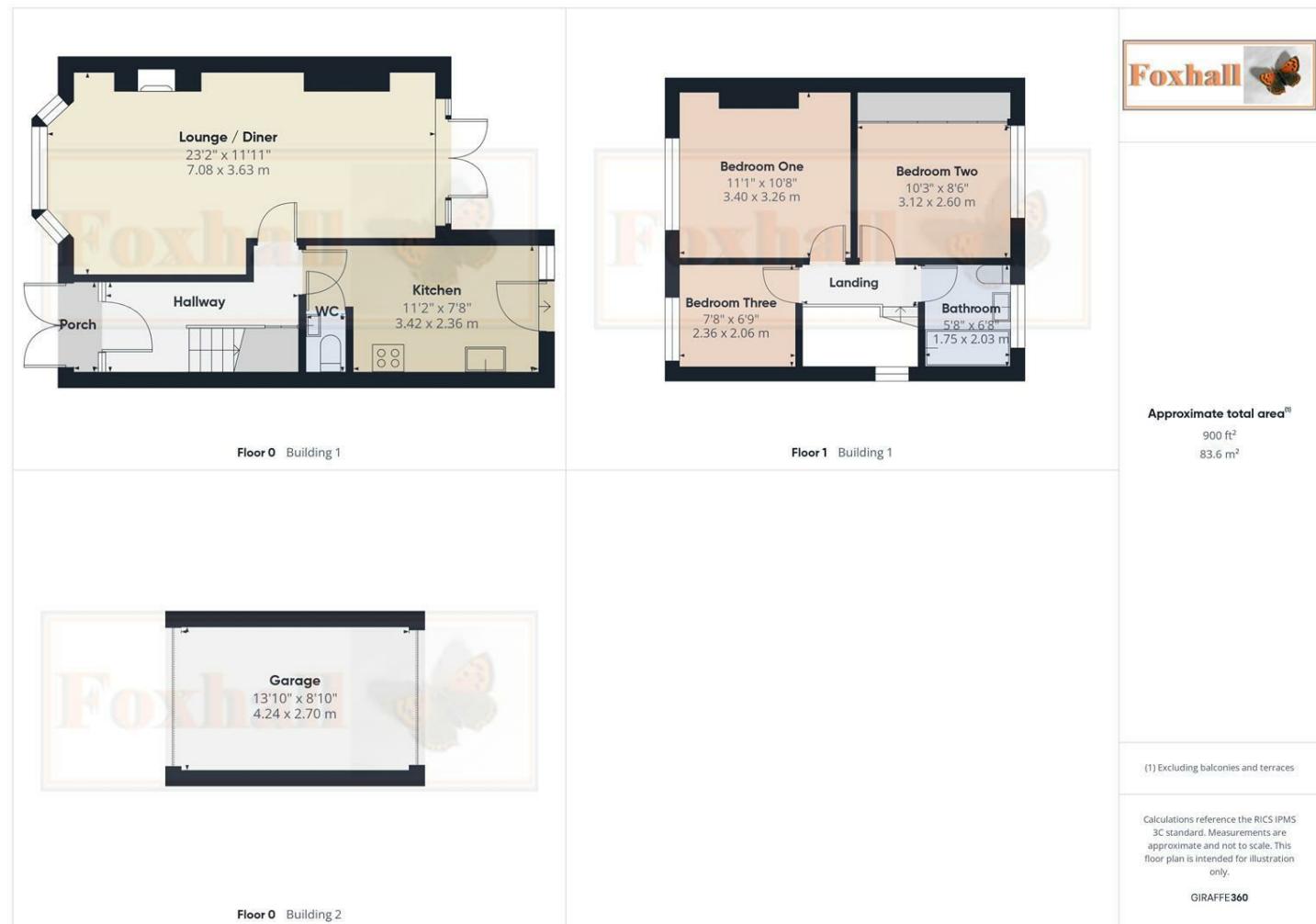
Hybrid Map



Terrain Map



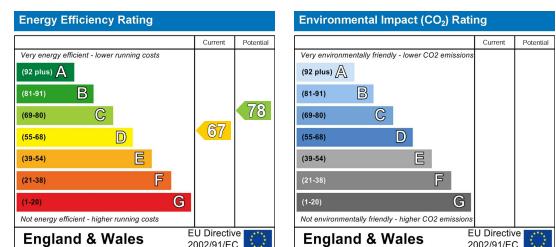
Floor Plan



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



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.