

Foxhall



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Sidegate Lane

Northgate, Ipswich, IP4 4HU

Asking price £325,000



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Situated in the highly sought after Northgate High School catchment location the property is also less than a five minute walk to Sidegate Lane Primary with a good selection of local shops, Sainsbury's supermarket, bus routes into Ipswich town centre are only a two minute walk away.

Front Garden

Paved providing ample driveway parking for numerous vehicles, would be ideal for anyone with caravan or motorhome as the front garden itself is largely paved.

Entrance Hallway

Replacement front entrance door with feature leaded light and stained glass inserts plus double glazed side panels through to the entrance hallway, Kyros Rointe panel heater and doors to all rooms.

Lounge

17'9" x 11'0" (5.41m x 3.35m)

Lovely double aspect south and west facing main reception room with picture window to side and sliding double glazed patio doors leading directly out onto the rear garden and decking area, wall light points, contemporary fireplace, two panel heaters and glazed double doors leading from the hallway.

Kitchen / Diner

11'11" x 11'10" (3.63m x 3.61m)

Good sized kitchen/diner with a picture window overlooking the garden, being westerly facing makes this a lovely sunny room in the afternoons and evenings. 2 1/2 bowl sink unit incorporating a food waste disposal with a mixer tap and a separate cold water tap, ample selection of units comprising base drawers, cupboards and eye-level units with a NEFF integrated double oven and Logic induction hob and extractor hood above. Ample worksurfaces with a combination of tiling and splash-back panels, plumbing for a dishwasher and a

very handy recess cupboard which is ideal for the storage of an upright fridge/freezer which has double cupboards above and access to the loft space and a wall mounted panel heater and a double glazed door to the rear leading to an extremely spacious walk-in brick built storage shed/pantry with a window to side.

Bedroom One

14'11" x 10'10" (4.55m x 3.30m)

Electric panel heater, double glazed picture window to front with nice views down Bristol Road as the bungalow is not immediately overlooked from the front. Southerly facing side window making this a lovely bright and sunny room especially in the mornings.

Bedroom Two

11'10" x 11'0" (3.61m x 3.35m)

Electric panel heater and a double glazed window to side.

Wet Room/Utility Room

10'2" x 6'11" (3.10m x 2.11m)

Spacious modern wet room with fully tiled walls, double walk-in shower area with a Mira Elate shower, two extractor fans, recessed ceiling spotlights, separate W.C., wash hand basin, chrome heated towel rail, window to side. Within this room is a utility area which has worksurface, plumbing for a washing machine and space for a tumble dryer underneath.

Rear Garden

One of the main selling points of the property is a delightful westerly facing garden which has been very well maintained by the current owners. It starts with a raised decking area which is an absolute suntrap as the sun works its way round at lunchtime. The garden is un-overlooked from the rear courtesy of established shrubs, hedging and a magnificent vine, acer, camelia, rose bushes with well tendered flower borders and a large

area of lawn, Garden is enclosed by panel fencing and brick wall making it ideal for anyone with dogs or young children. There is a pedestrian side access via a metal gate on one side and a double gates and the driveway continues at the side of the property to a detached garage, there is an outside tap and lighting and a manually operated blind covering the patio doors.

Garage

Brick built garage with pitched roof, up and over door supplied with power and light.

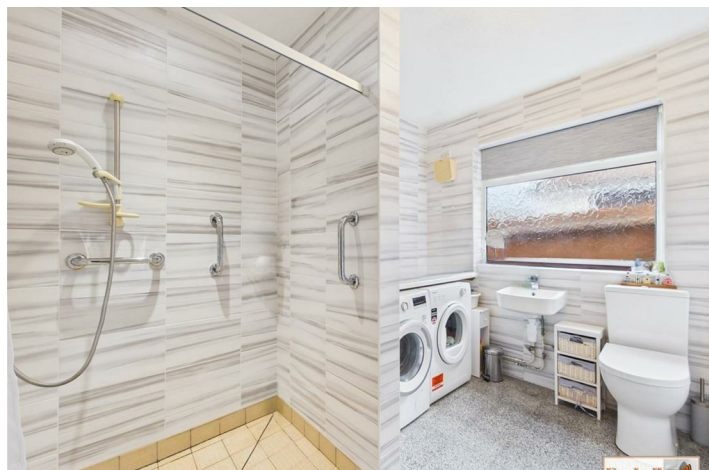
Agents Notes

Tenure - Freehold

Council Tax Band - D

There is no gas supplied to the property. There is gas in the road so buyers wishing to install a central heating system will need to have the gas connected from the road to the bungalow.

There is also currently a ramp leading up to the front door for wheelchair access. This could be removed if not required as underneath the ramp are two steps up to the front door.





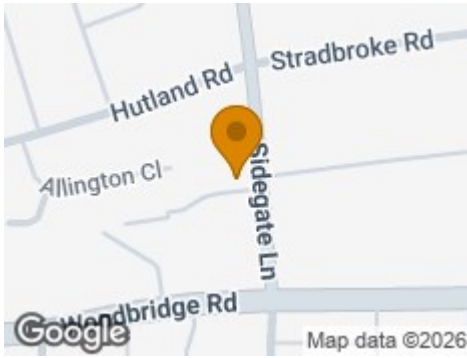


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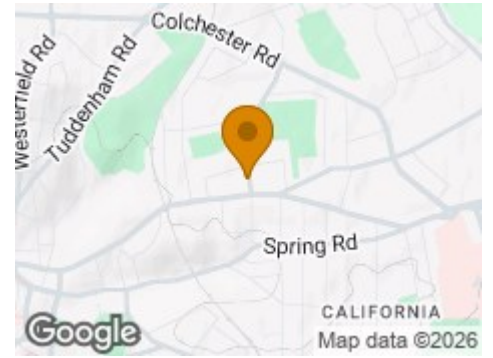
Road Map



Hybrid Map



Terrain Map



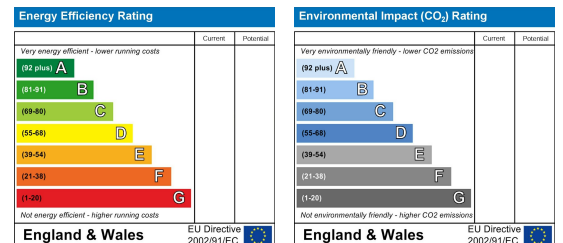
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.