

281 Sidegate Lane, Ipswich, IP4 3DP



Freehold

Guide Price

£325,000

Subject to contract

**Northgate High School
area**

2 double bedrooms
2 reception rooms
Shower room



Situated on the North East side of the town is this detached bungalow with a 55ft rear garden and parking

Some details

General information

Situated on the north-east side of the town within the popular Northgate High School area is this much-improved two double bedroom detached bungalow. Along with a spacious conservatory there is a 55ft rear garden with decking area, modern kitchen and shower room and gas fired central heating (not tested).

The reception hall has a door to the rear garden, this in turn leads into the sitting room which has two double glazed windows to the side. Adjacent to this is the kitchen/breakfast room which is well equipped with an extensive range of base units, wall cupboards, work tops and drawers. There is space for a cooker, an extractor hood above and an island unit with a built-in breakfast bar. From here double glazed French doors lead into the spacious conservatory which is of upvc construction and has French doors on to the garden and decking area. Adjacent to this is a cloakroom which comprises a WC and basin.

Accessed from the sitting are two double bedrooms, both having double glazed bay windows to the front with bedroom two having a built-in storage space. There is also a modern shower room comprising a double shower, basin and WC. There is a handy utility cupboard which has plumbing for a washing machine and houses the gas fired boiler (not tested).

Reception hall

7' 9" x 3' 11" (2.36m x 1.19m)

Sitting room

16' 10" x 10' 9" (5.13m x 3.28m)

Kitchen/breakfast room

11' x 10' 11" (3.35m x 3.33m)

Conservatory

17' 3" x 9' 5" (5.26m x 2.87m)

Inner hall

Bedroom one

13' 7" x 11' 2" (4.14m x 3.4m)

Bedroom two

13' 7" x 10' 10" (4.14m x 3.3m)

Shower room

7' 6" x 6' 3" (2.29m x 1.91m)

The outside

To the front of the property there is a garden which is laid in part to lawn and enclosed by a dwarf brick wall. To the side there is a driveway that provides parking for a number of vehicles.

To the rear of the property the garden measures approximately 55ft in length and is predominantly laid to lawn with an extensive range of trees, flower beds and shrubs along with a decking area.

The former garage has been converted into a workshop/store and has double glazed windows to the front, light and power connected. There is also a summerhouse.

Where?

The property is situated on the north-east side of the town within the popular Northgate High School area. Also located within easy travel distance are a range of local shops and amenities including a Co-op store and Ipswich Hospital is also within easy striking distance.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected.

Tenure - Freehold

EPC rating - D

Our ref - SDG

Directions

Leaving Ipswich town centre along Crown Street, bear left onto Soane Street and at the T-junction turn left onto Bolton Lane. With the Woolpack Public House directly in front of you bear half right onto Tuddenham Road and follow this until reaching the roundabout with Valley Road and Colchester Road. From here take the exit onto Colchester Road and then the first left into Sidegate Lane West, follow this passing Northgate High School on the left. This will then become Sidegate Lane where the property can then be located on the left between Wincanton and Sherborne Avenue

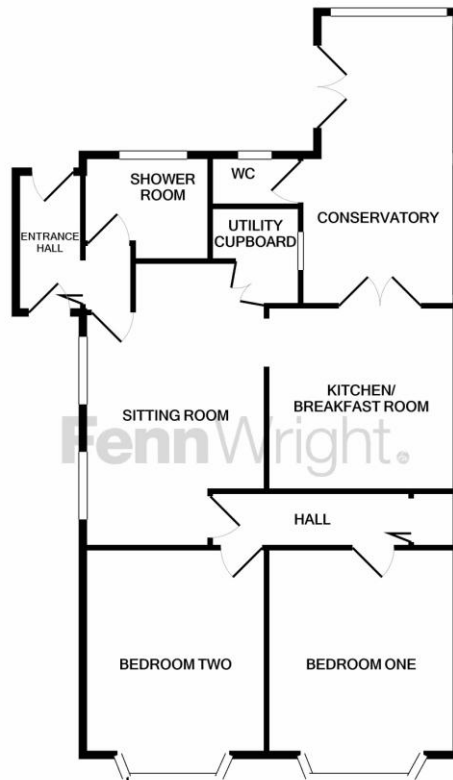
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

