





Sidegate Lane West, Ipswich, Suffolk  
£260,000

 3  1  2  C

- 3 BED SEMI-DETACHED PROPERTY
- NORTHGATE CATCHMENT
- EXTENDED KITCHEN
- SOUTH-FACING REAR GARDEN
- CONSERVATORY
- OFF-ROAD PARKING
- GARAGE
- DOUBLE-GLAZING
- CENTRAL HEATING
- POTENTIAL TO EXTEND



GRACE ESTATE AGENTS are pleased to present this spacious three bedroom semi-detached house in North East Ipswich, conveniently located directly opposite Northgate High School.

The ground floor comprises an entrance porch, entrance hall, lounge/diner, conservatory and kitchen. On the first floor there are three good-sized bedrooms and a family bathroom. The property benefits from double-glazing, gas central heating, a sizeable south-facing rear garden, off-road parking and a large garage.

Close to local shops and with easy access to the A12 and A14, as well as to the centre of town, this property is in an ideal location and has ample outside space. In need of some updating, this house has huge potential and could even be extended (subject to planning permission) to create a stunning family home.





## **OUTSIDE**

To the front of the property is ample off-road parking leading up to the garage. To the side of the property is shared access.

## **ENTRANCE PORCH**

Enclosed front porch with separate door into house.

## **ENTRANCE HALL**

Double-glazed front door leading into hallway. Radiator, carpet, stairs leading to first floor.

## **KITCHEN**

4.29m x 2.31m

Range of base and wall units together with work surfaces incorporating stainless steel sink with mixer tap. Tiled splash backs, integrated electric oven, integrated gas hob with extractor hood over, space for dishwasher, space for washing machine, space for fridge/freezer. Radiator, double-glazed window to rear aspect.

## **LOUNGE/DINER**

23'3" x 12'0" (7.09 x 3.66)

Double-glazed bay window to front aspect, radiator under window, feature fireplace with inset electric fire. further radiator in dining area, sliding double glazed doors leading into conservatory.

## **CONSERVATORY**

10'5" x 7'84'1" (3.18 x 2.39)

Brick base together with double-glazed windows and French doors, steps down to rear garden.

## **LANDING**

Double-glazed obscure window to side aspect, loft access, carpet, doors to:

## **MASTER BEDROOM**

10'11" x 10'9" (3.35 x 3.28)

Double-glazed window to front aspect, radiator under the window, carpet.

## **BEDROOM TWO**

10'4" x 9'8" (3.15 x 2.95)

Double-glazed window to rear aspect, radiator under window, cupboard housing combi boiler, built-in wardrobe together with a further cupboard, carpet.

## **BEDROOM THREE**

7'10" x 6'9" (2.39 x 2.06)

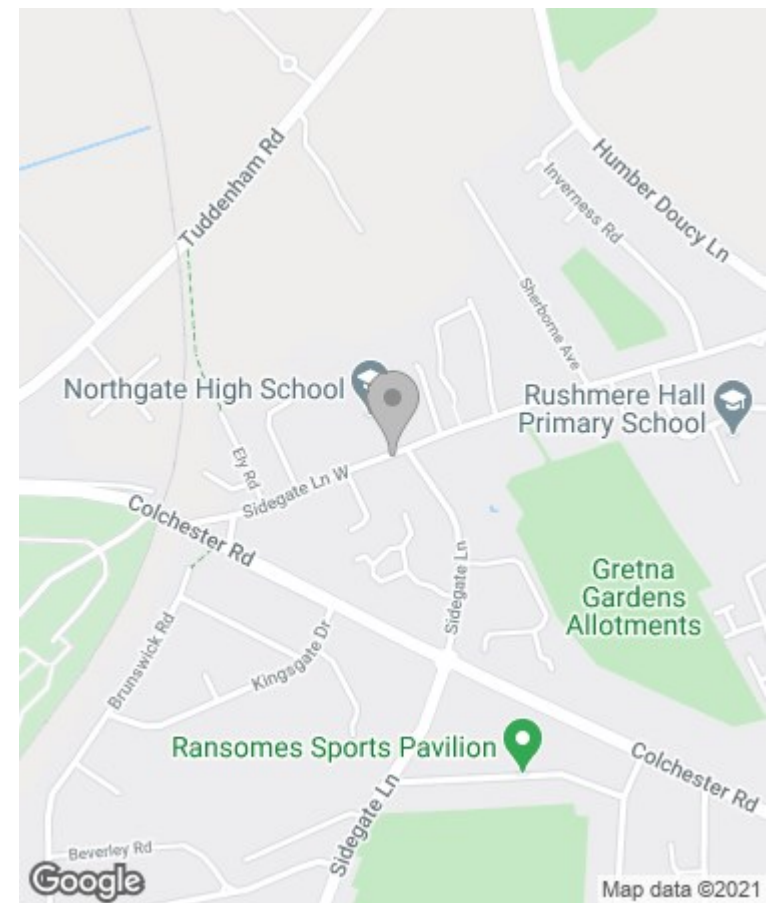
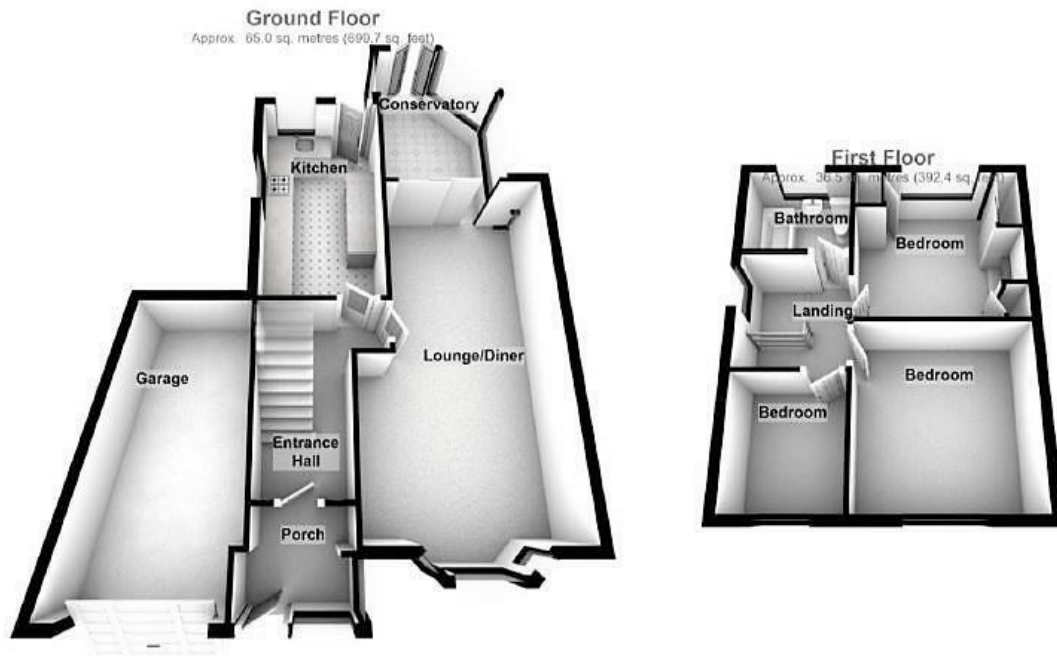
Double-glazed window to front aspect, radiator under window, carpet.

## **FAMILY BATHROOM**

Double-glazed obscure window to rear aspect, suite comprising of panel bath with electric shower over bath, shower screen, low level WC, pedestal wash basin, lino flooring, radiator.

## **REAR GARDEN**

South-facing rear garden which is approximately 90ft in length, (narrowing), patio area and side border with plants and shrubs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		72	87
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.