

Connells

Sidegate Lane
Ipswich

Sidegate Lane
Ipswich IP4 3DQ

for sale
£275,000







Property Description

A fantastic opportunity to purchase this spacious three bedroom family home conveniently located for many local amenities and schools and sitting on a generous plot. The property boasts a traditional bay-fronted façade and the accommodation comprises of entrance porch into entrance hall, a bright and spacious lounge, a modern fitted kitchen providing a contemporary and practical space for everyday family living and a second reception room providing ample accommodation. On the first floor there are three bedrooms and family bathroom. Externally, the property continues to impress with good-sized front and rear gardens, offering plenty of outdoor space for relaxing and entertaining, together with the added benefit of a garage situated to the rear.

Sidegate Lane is ideally situated within the popular Northgate area of Ipswich, a well-established residential location offering convenient access to a range of local amenities, shops and everyday facilities. The area is particularly appealing to families, with a selection of well-regarded schools nearby, including Northgate High School, subject to catchment confirmation. Ipswich town centre is within easy reach, providing a wider choice of shopping, restaurants, cafés and leisure facilities. The property also benefits from convenient transport links, making it an excellent location for families and commuters alike.

Accommodation

Entrance Porch

Accessed via wooden door into the entrance hall.

Entrance Hall

Accessed via double glazed door with stairs rising to the first floor, under stairs storage cupboard and radiator.

Lounge

Bright reception room featuring a double glazed bay window to the front aspect, picture rail and radiator.

Dining Room

Good sized second reception room with recently fitted aluminium patio doors providing access to the rear garden and picture rail.

Kitchen

Modern fitted kitchen comprising a range of wall and base units with contemporary work surfaces incorporating a sink and drainer. Integrated appliances include a dishwasher, washing machine, fridge, double oven, and electric induction hob and double glazed window overlooking the rear garden.

Landing

Double glazed side window and loft access.

Bedroom One

Double bedroom with double glazed window to the front aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect, radiator and built-in storage cupboard housing the gas boiler, approximately five years old.

Bedroom Three

Double glazed window to the front aspect and radiator.

Bathroom

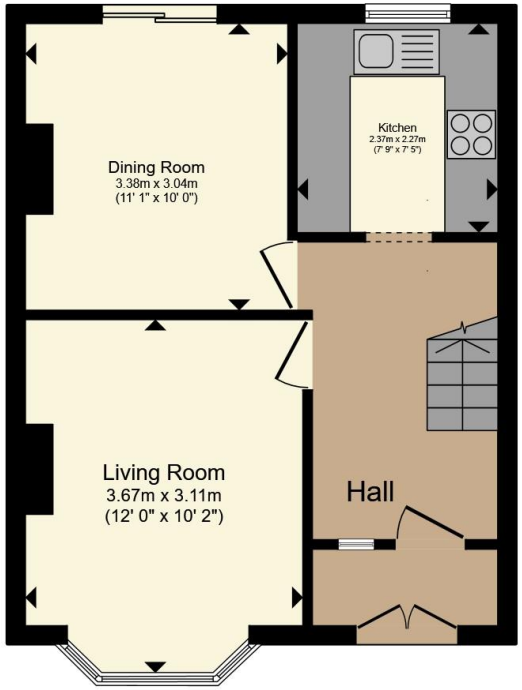
Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and low-level w/c and double-glazed window to the rear.

Outside

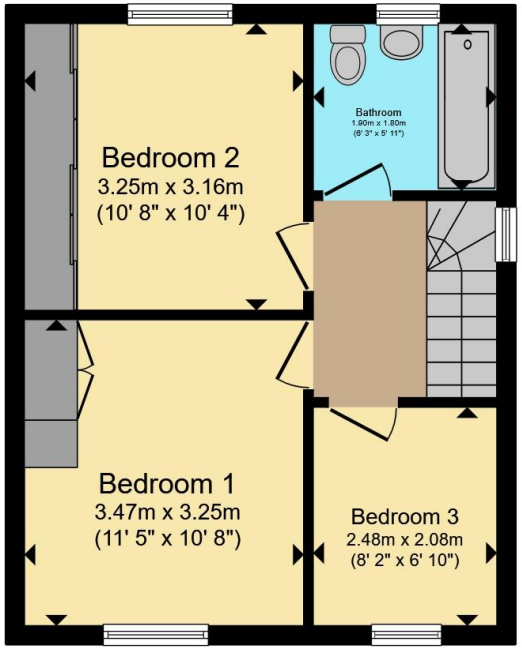
To the front, the property is enclosed by a brick boundary wall with pathway leading to the entrance door and a lawned garden. Side access leads to the rear garden, which is predominantly laid to lawn with fenced boundaries and access to the detached garage and featuring an up-and-over door.







Ground Floor



First Floor





Total floor area 73.8 m² (795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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6 Princes Street
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EPC Rating: D

Council Tax Band: B

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Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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