



Palmer & Partners



Sidegate Lane, Ipswich, Suffolk, IP4

3DP

Guide Price £375,000 to £400,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Two Double Bedrooms
- Detached Bungalow
- Lounge & Conservatory
- 28ft Kitchen/Dining Room
- Bathroom & En-Suite Shower Room
- Private Rear Garden
- Ample Off-Road Parking
- Detached Garage



Located towards the popular northeast side of Ipswich close to Ipswich Hospital and falling within the Northgate School catchment area, lies this nicely presented and deceptively spacious two-bedroom detached bungalow. The bungalow is being sold with no onward chain and comes with a private rear garden, large frontage, ample off-road parking, and a detached garage. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a front porch, 19ft lounge, 28ft kitchen/dining room,

conservatory, two double bedrooms with one benefitting from an en-suite shower room, and a bathroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education,

culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside – Front: The bungalow has a large low-maintenance frontage which is laid to shingle and block-paving. A driveway leads to a set

of double gates which open onto the remainder of the driveway providing off-road parking in front of the detached garage at the rear.

Front Porch: Window to the front aspect and a door leading to:

Lounge: 19'2" x 14'8" (5.84m x 4.47m) Window to the front aspect, a wall-mounted electric fire, two radiators, a door to the inner lobby, and a further door leading to:

Bedroom Two: 12'8" x 8'7" (3.86m x 2.62m) Window to the front aspect and a radiator.

Inner Lobby: Coat cupboard, airing cupboard, access to the loft, and doors providing access to the



kitchen/dining room, bathroom and master bedroom.

Kitchen/Dining Room: 28'9" x 9'7" (8.76m x 2.92m) Fitted with a range of modern eye and base units with drawers, square edge work surfaces with matching upstands, and a ceramic sink with drainer. Integrated appliances include a dishwasher, double oven and hob with extractor hood above, with additional space for a fridge freezer. A pantry cupboard provides further storage, while a peninsular unit with breakfast bar and space beneath for a washing machine separates the kitchen

from the dining area. Further features include a radiator, ceiling inset spotlights, ample space for a table and chairs, windows to the rear and side aspects, a door opening to the side, and a further door leading to:

Conservatory: 11'9" x 9'9" (3.58m x 2.97m) Window surround, French doors opening out to the rear garden, a tiled floor and a radiator.

Bedroom One: 13'2" x 9'3" (4.01m x 2.82m) Window to the rear aspect, a radiator, and a door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, close-couple WC and



vanity hand wash basin with storage beneath, along with a heated towel rail and a window to the side aspect.

Bathroom: A three-piece suite comprising a bath with shower over and shower screen, close-couple WC and vanity hand wash basin with storage beneath, along with a heated towel rail and radiator, tiled splashbacks, and an opaque window to the side aspect.

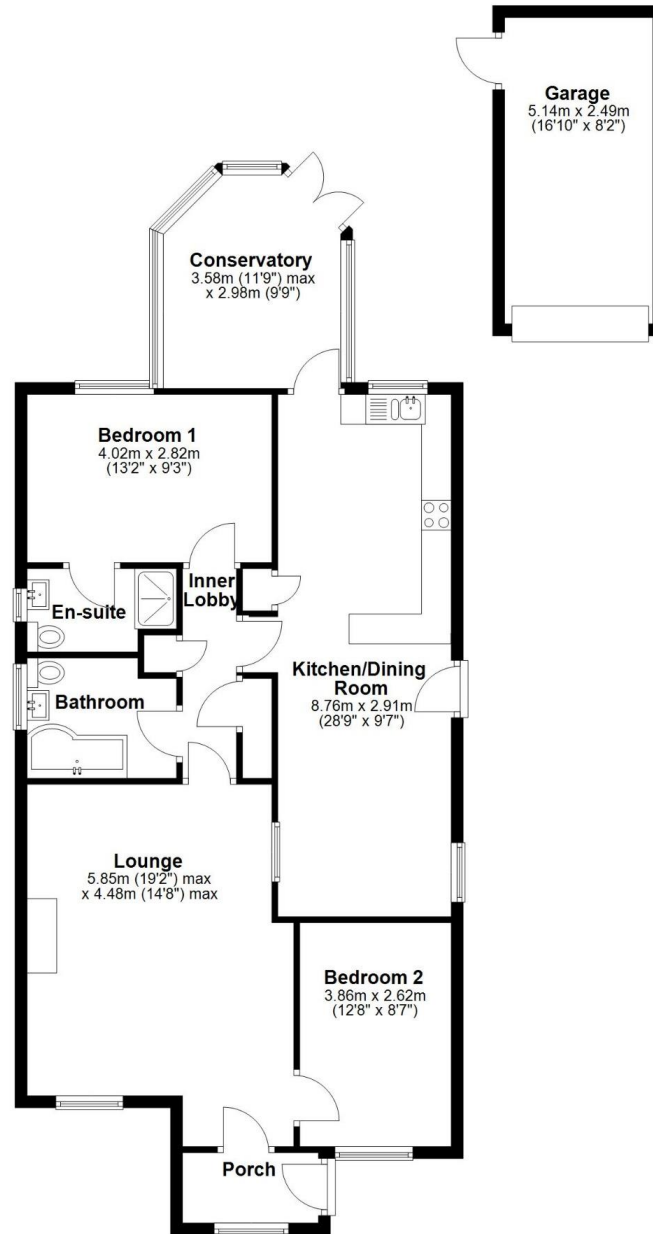
Outside – Rear: The garden is predominantly laid to lawn with mature shrubs and hedging, complemented by a decked seating area extending from the

conservatory. Additional features include an outside power socket, access to the garage via a side door, and enclosed fencing providing privacy. In front of the garage, a long driveway extends to the front of the bungalow, offering ample off-road parking.

Detached Garage: 16'10" x 8'2" (5.13m x 2.5m) Up and over door, a pedestrian door opening out to the rear garden, and power and lighting is connected.

Ground Floor

Approx. 117.8 sq. metres (1268.4 sq. feet)



Total area: approx. 117.8 sq. metres (1268.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: D



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com