



CharlesWright

PROPERTIES

Selling Properties the Wright Way



39b Bucklesham Road

Ipswich, IP3 8TL

Guide price £475,000



39b Bucklesham Road

Ipswich, IP3 8TL

Guide price £475,000



Description

A well maintained three bedroom detached bungalow situated in a popular location within walking distance of Purdis Golf club. The property has been well maintained and benefits from gas central heating and double glazing. The property also backs onto Bixley Heath Nature Reserve with attractive walks.

Location

The property is conveniently positioned with easy access to Purdis Golf Club, Bixley Heath Nature Reserve, as well as a quick drive to the A12/A14 and Town centre. The property is also close to Suffolk's Heritage coast with access to Suffolk's hidden gems, including Shingle Street, Walberswick and Snape Maltings, as well as the coastal towns of Aldeburgh, Southwold and Woodbridge, with the latter just a few miles away on the River Deben, with its sailing and rowing facilities.

Reception Hall

20'6 x 4'3 widening to the rear (12'9) (6.25m x 1.30m widening to the rear (3.89m))

Covered Radiator, built in cupboard and separate airing cupboard.

Sitting Room

18'4 x 17'6 plus dining alcove (5.59m x 5.33m plus dining alcove)

Double glazed window to rear and double glazed patio doors to rear decking, attractive fireplace with coal effect gas fire, marble inset and hearth. Fitted

bookcase with concealed lighting and two covered radiators.

Kitchen/dining Room

18'4 x 8'8 (5.59m x 2.64m)

Double glazed window to FRONT and side, fitted oak units incorporating a sink unit and single drainer, cupboards under, further work surfaces with cupboards and drawers under, space provided for fridge and washing machine, built in five ring electric hob and extractor fan above. Wall unit with Neff double oven and warming drawer. Range of eye level units, radiator.

Utility Room

8'9 x 7'9 (2.67m x 2.36m)

Half double glazed door to side, fitted work surfaces with sink unit and single drainer with cupboards under, plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler and radiator.

Bedroom One

13'4 x 9'9 (4.06m x 2.97m)

Built in double doored wardrobes, radiator, double archways to conservatory and door to

Ensuite Shower Room

9'9 x 2'10 (2.97m x 0.86m)

Double glazed window to side, fully tiled shower cubicle, low level wc and wash hand basin, radiator.

Conservatory

13'1 x 8'10 (3.99m x 2.69m)

Double glazed windows to rear and side, tiled floor with underfloor heating and French doors to decking area.

Bedroom Two

14'3 x 7'8 max (4.34m x 2.34m max)

Double glazed window to front, built in double doored wardrobes and radiator.

Bedroom Three

9'9 x 8'3 (2.97m x 2.51m)

Double glazed window to side and radiator.

Bathroom

9'9 x 5'6 (2.97m x 1.68m)

Double glazed window to side, panelled bath, low level wc and wash hand basin, radiator.

Outside and Gardens

There is a brick paved in and out driveway around a semi circular shingle hard standing, with mature hedging to the front and side boundaries. Attached

large garage (16'5 x 15'7) with electric up and over door with power and light connected. Side access to rear garden with a raised timber decking to immediate rear leading onto the patio and path with lawned gardens with flower and shrubs enclosed by mature hedging.

Services

Mains drainage, electric, gas and water are connected to the property.

Tenure: Freehold

Council Tax: Band E



Road Map



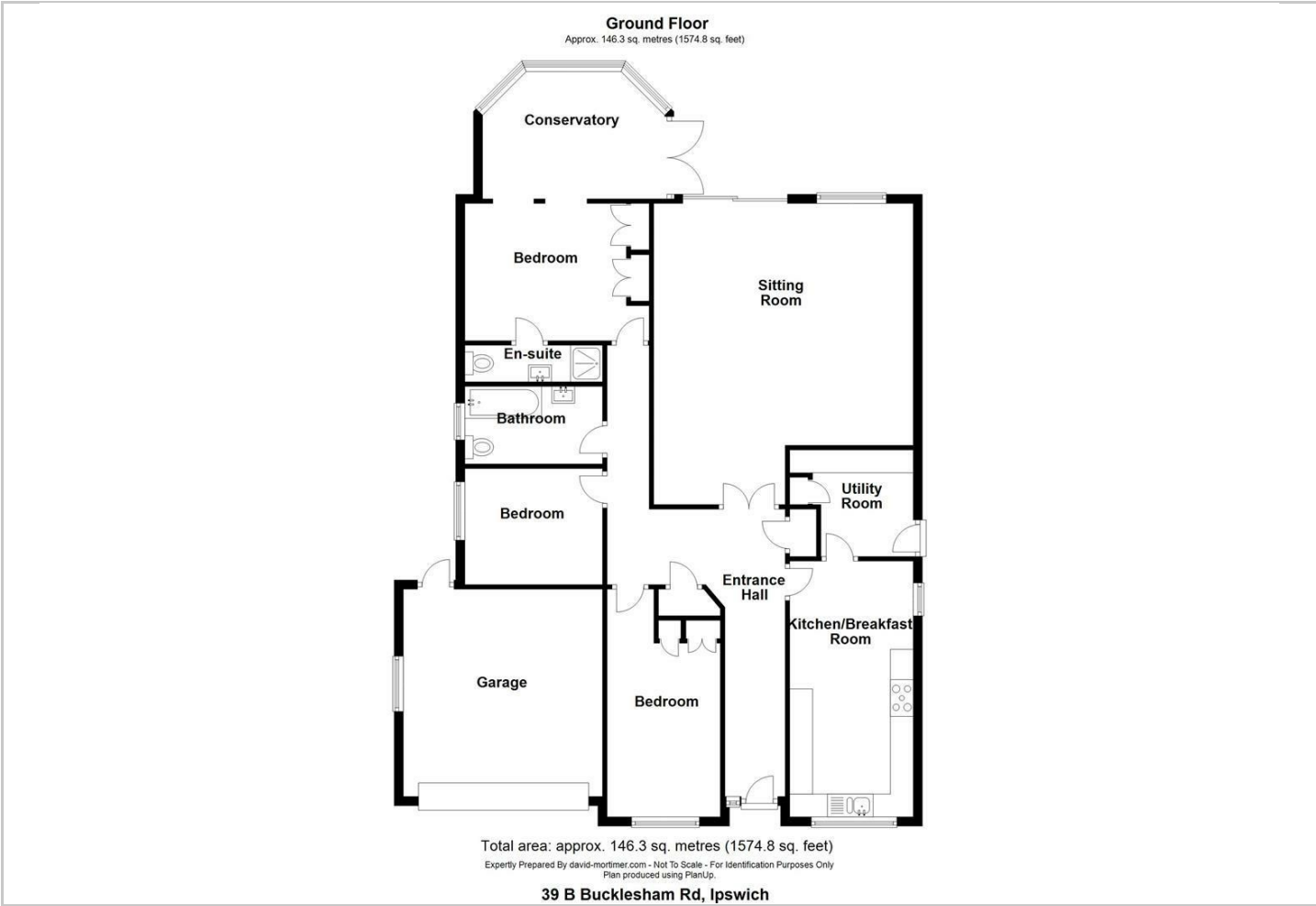
Hybrid Map



Terrain Map



Floor Plan

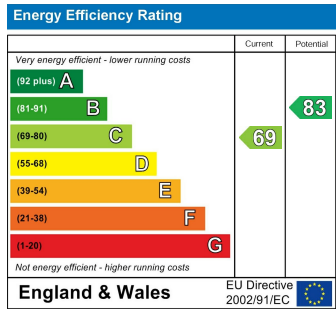


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk