

66 Bucklesham Road, Ipswich, IP3 8TP



**Freehold**

Guide Price

**£675,000**

Subject to contract

**South-facing garden**

4 bedrooms  
2 reception rooms, conservatory  
Extended kitchen/breakfast room



## Some details

### General information

Situated on the eastern outskirts of the town, in one of Ipswich's most highly sought-after locations is this four bedroom detached family home, which occupies a generous plot. There are a number of amenities nearby including Supermarkets and Shopping Facilities and there is excellent links to the A12/14.

The property has been extended over a number of years to generous family accommodation including two reception rooms as well as a conservatory overlooking the south-facing rear garden, kitchen/breakfast room and home office/study. In addition to having parking for numerous cars there is a garage and an impressive garden.

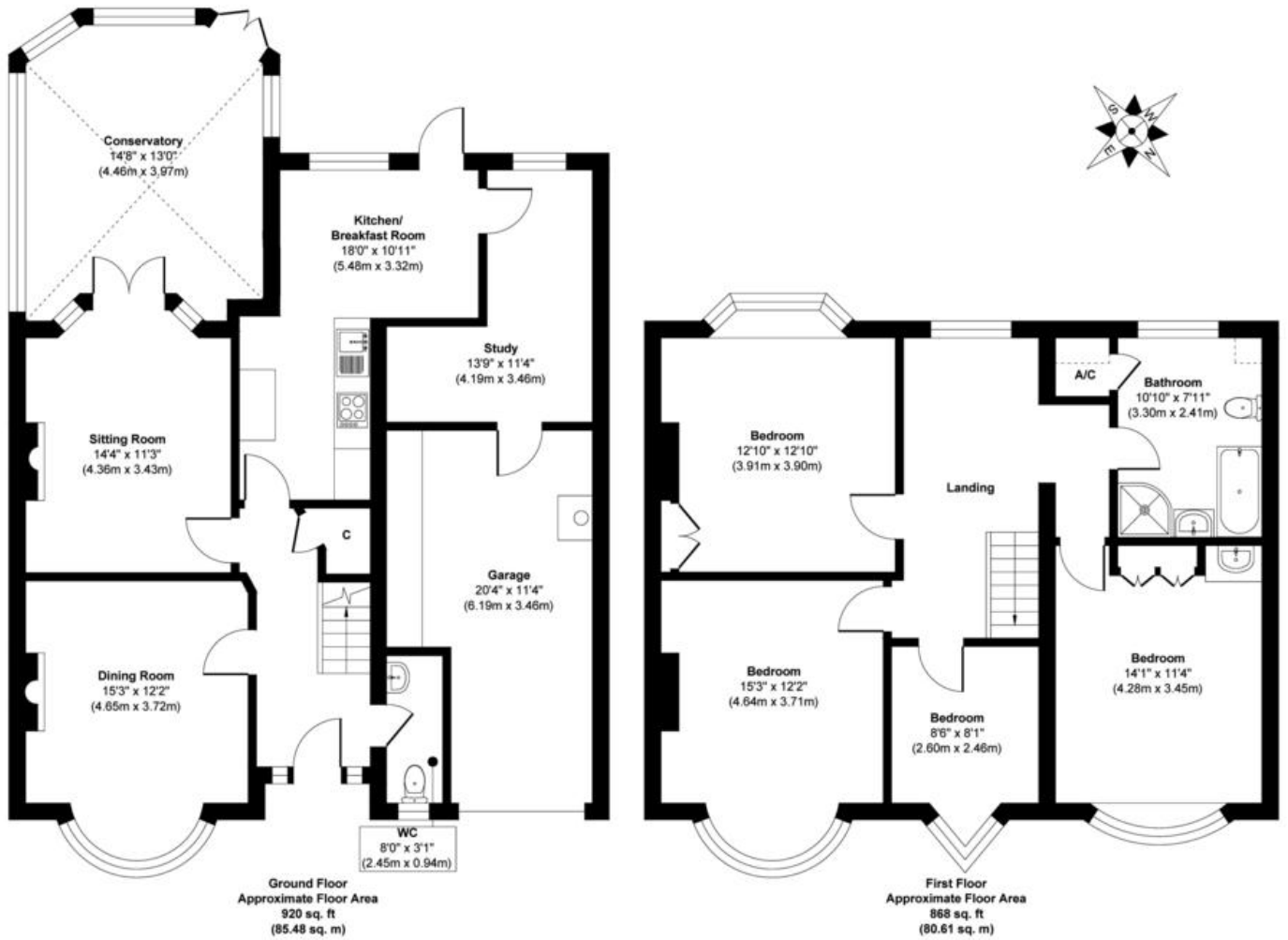
The reception hall has stairs to the first floor and doors off to a cloakroom with white WC and basin. Opposite is the formal dining room which has a bay window to the front and fireplace. Adjacent is the sitting room which has a further bay and double doors opening into the conservatory which overlooks the garden. Also situated to the rear is the 18ft. kitchen/breakfast room with a range of base and eye-level units, work surfaces and sink with integrated oven and hob and space for other appliances. There is a window to the rear, door out to the garden and a door to the study/home office. Doors lead into the garage, with a utility area with space for further appliances.

To the first floor is an impressive galleried landing with views over the garden and there are doors off to four bedrooms and the family bathroom which has a suite of shower, basin, bath and WC. Three of the bedrooms are doubles and have bay windows with a further single bedroom to the front.



Situated on the eastern outskirts of Ipswich in this highly-sought after location is this extended detached family home occupying a generous plot

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**Approx. Gross Internal Floor Area 1788 sq. ft / 166.10 sq. m (Including Conservatory)**

**Approx. Gross Internal Floor Area 199 sq. ft / 18.49 sq. m (Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.



**Reception hall**

**Cloakroom**

8' x 3' 1" (2.44m x 0.94m)

**Dining room**

15' 3" x 13' 8" (4.65m x 4.17m) max

**Sitting room**

14' 4" x 11' 3" (4.37m x 3.43m)

**Conservatory**

14' 8" x 13' (4.47m x 3.96m)

**Kitchen/breakfast room**

18' x 10' 11" (5.49m x 3.33m) max

**Study**

13' 9" x 11' 4" (4.19m x 3.45m) max

**Landing**

**Bedroom one**

12' 10" x 12' 10" (3.91m x 3.91m)



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**Bedroom two**

14' 1" x 11' 4" (4.29m x 3.45m)

**Bedroom three**

15' 3" x 12' 2" (4.65m x 3.71m)

**Bedroom four**

8' 6" x 8' 1" (2.59m x 2.46m)

**Bathroom**

10' 10" x 7' 11" (3.3m x 2.41m)

**The outside**

The front of the property is enclosed by a low level brick wall and hedging with a driveway laid to block-paving providing parking for numerous cars. The remainder of the garden has been laid to lawn with various shrubs and borders. The drive in turn leads to a single garage, measuring 20'4 x 11'4, with up/over door.

The south-facing rear garden is enclosed by wooden fencing, mature borders, trees and shrubs and is predominantly laid to lawn with areas laid to block paving and patio.

**Where?**

Bucklesham Road is situated on the south-eastern side of the town and is considered one of Ipswich's most highly desirable locations. Nearby there are amenities including John Lewis, Waitrose and Sainsbury's Supermarket at Warren Heath. For the commuter the A12/A14 are both within easy reach. Ipswich town centre has an abundance of shopping facilities, coffee houses, bars and restaurants with Ipswich Waterfront being easily accessible with further restaurants and bars.

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**Agents note**

The property is also fitted with a number of solar panels, which are owned and from May 2020 – May 2021 earned an income of £785 which can be offset against the bill.

**Important information**

Council Tax Band - F

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

Tenure - Freehold

EPC rating - D

Our ref - CJJ

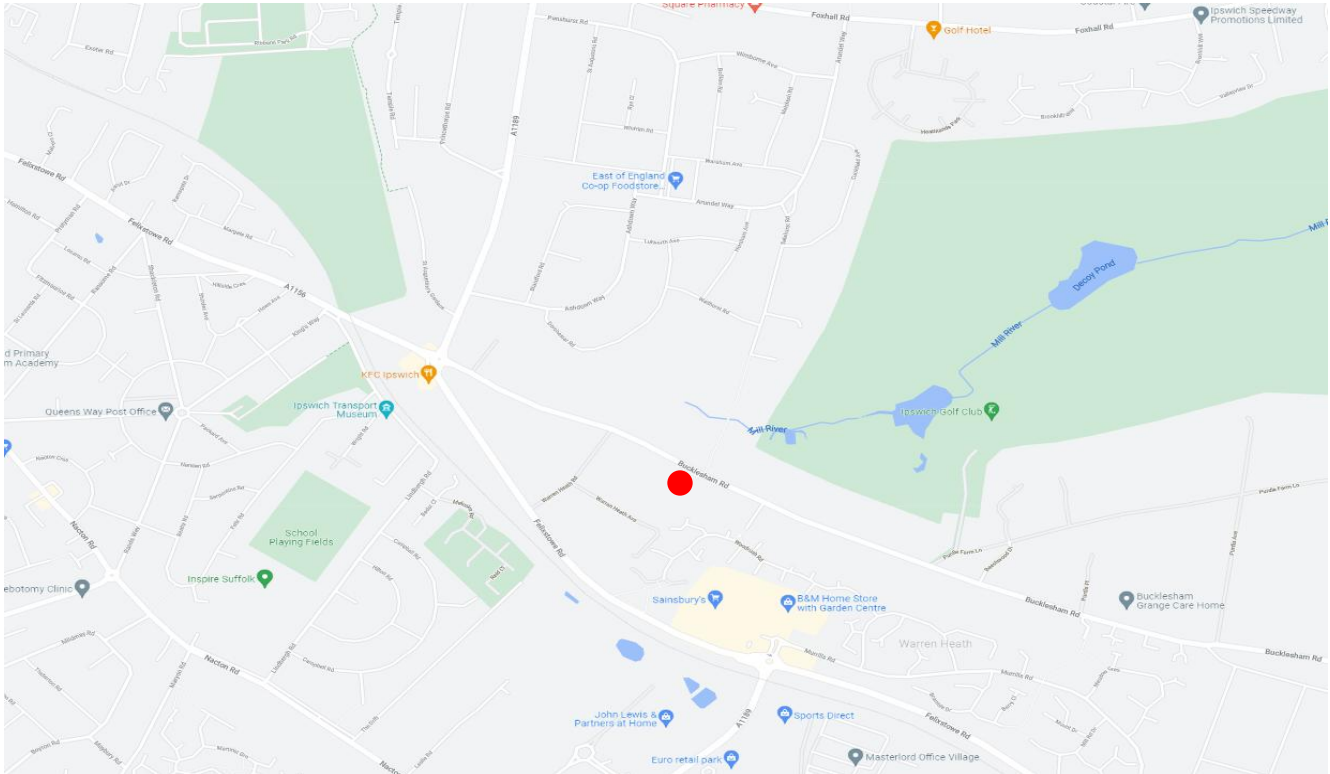
**Further information**

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

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**Viewing**

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



## Directions

Proceed east of Ipswich town centre on the one-way system passing Suffolk University, continue up Bishops Hill and onto Felixstowe Road. Proceed for some distance until reaching the roundabout adjacent to St. Augustine's Church, take the second turning into Bucklesham Road. Continue for some distance where the property can be found on the right hand side.

To find out more or book a viewing

**01473 232 700**

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