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Signature

40 Bucklesham Road,  
Ipswich, Suffolk IP3 8TN



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This extended four bedroom detached home offers accommodation approaching 2,000sq ft and is located in a sought-after area on the eastern outskirts of Ipswich, close to Purdis Heath Golf Club.

The property has an impressive open-plan kitchen/dining/living space with two sets of bi-fold doors opening out to the 100ft south-westerly facing rear garden. There is also two further reception rooms, off road parking and a single garage.

- 4 bedroom detached house
- En-suite shower room & family bathroom
- 26'9" x 20'11" kitchen/dining/living space with bi-fold doors
- Kitchen area has a Falcon range cooker and integrated appliances
- Stripped wooden floors to all bedrooms
- Single garage and parking



The entrance porch leads into the reception hall which has a feature fireplace, stairs to the first floor and a cupboard under the stairs. To the front is a feature window which extends up to the galleried landing. The family room is located to the front, and to the rear is the fantastic open-plan kitchen/dining/living space. The kitchen has an extensive range of base units, wall cupboards, granite worktops and drawers, along with a wine rack. Integrated appliances include; a Falcon range cooker with extractor, dishwasher, fridge/freezer and microwave. The dining/living area benefits from underfloor heating and a dual aspect, with two sets of bi-fold doors opening out to the terrace and rear garden. From the kitchen, double doors open into the sitting room which has a feature fireplace and overlooks the rear garden. From the dining area, a door leads into an inner lobby, which provides access to both the garage and cloakroom, comprising a WC and basin. The utility room has a range of base units, a tall storage cupboard and a door to the side.

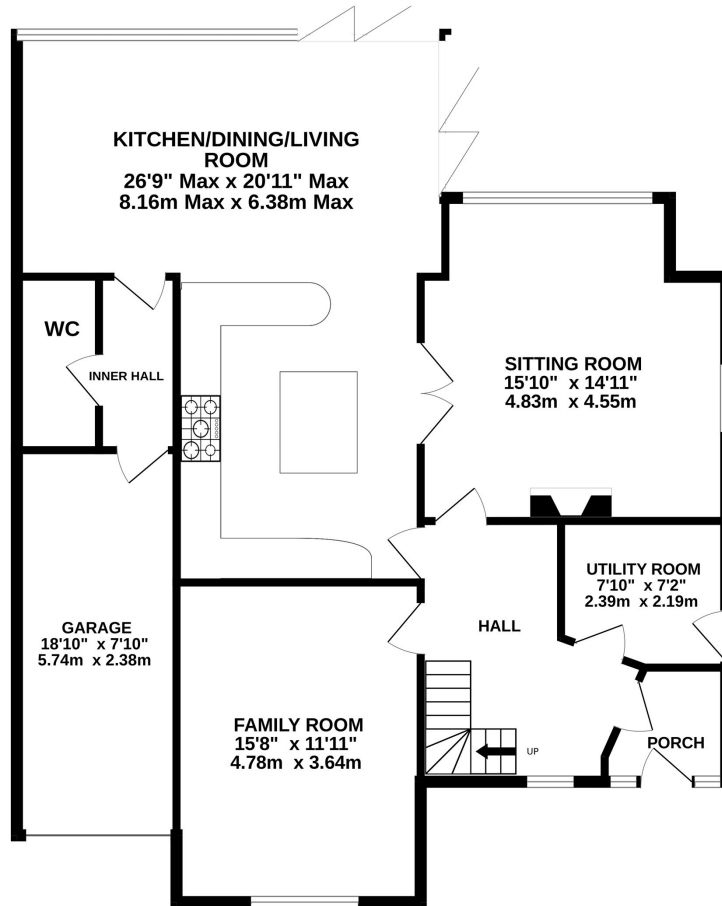
The galleried landing provides access to all four bedrooms and the family bathroom. The main bedroom is located to the rear of the property, with a dual aspect and a feature fireplace. The ensuite has a window to the side, shower, basin and WC. Bedrooms two and three are good size double rooms with bedroom two being located to the rear with a dual aspect, and bedroom three located to the front. Bedroom four is also to the front and all four bedrooms have stripped wooden floors. The family bathroom has a window to the side, a bath, basin and WC.



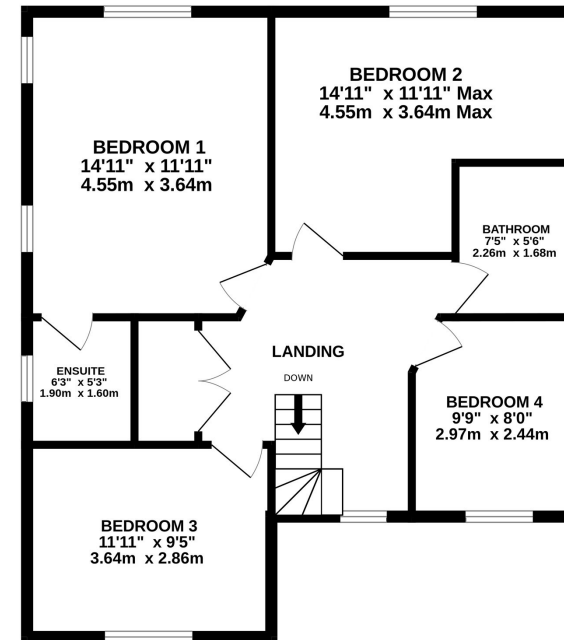




GROUND FLOOR  
1231 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Outside

The property is set back from the road and the front garden measures approximately 65' in length. It is part laid to brick pavers that provide parking for a number of vehicles, and this leads to the single garage, measuring approximately 18'10 x 7'10, with an up/over door with light and power connected. The remainder of the front garden is laid to lawn with a variety of trees, flower beds and shrubs.

The south-west facing garden measures approximately 100' in length. Immediately to the rear of the property is a large paved terrace with pergola, and from here, steps lead up to the remainder of the garden which is predominantly laid to lawn. There is an extensive range of mature trees, flower beds and shrubbery.

## Location

The property is located on the eastern outskirts of Ipswich, on the highly regarded Bucklesham Road. There are a number of local amenities nearby, including John Lewis and Waitrose, as well as a number of retail parks. For the commuter, the A12/A14 are both within easy reach, as is Ipswich mainline train station, with links to Norwich, Cambridge and London Liverpool Street.

Ipswich has an abundance of shopping facilities, coffee houses, bars and restaurants, along with the thriving Waterfront area. There is excellent access to the Heritage Coast including Felixstowe and the thriving market town of Woodbridge.

## Directions

Proceed out of Ipswich in an easterly direction along Crown Street and up onto Woodbridge Road. From here bear right into Argyle Street and at the crossroads proceed straight over onto Grimwade Street. Follow the road round to the left onto Fore Street and then up onto Fore Hamlet and Bishops Hill, this will then become Felixstowe Road. Follow this out of town until reaching the roundabout with St. Augustine Church and from here take the second exit into Bucklesham Road. The property can then be located on the right hand side.

## Important Information

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

Tenure - Freehold

Council Tax Band - F

EPC rating - D





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