



155 Tuddenham Road | Ipswich | Suffolk | IP4 2TF

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PROPERTIES

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I55 Tuddenham Road, Ipswich, Suffolk, IP4 2TF

“A spacious three/four-bedroom detached bungalow standing on a generous plot in all about 0.23 acres (sts) with double garage & extensive off-road parking in this highly sought after Ipswich location.”

Description

An exciting opportunity to acquire a proportionate and individual detached bungalow standing on a generous plot and situated in an enviable position within easy reach of Ipswich town centre, Northgate High School, and destinations further a field via the Ipswich ring road.

Notable features include gas fired central heating, a generous loft offering potential to convert (subject to the necessary planning consents), detached double garage, extensive off-road parking, detached outbuilding and well-maintained rear gardens, all of which are set well back from the road on the ever-popular Tuddenham Road address.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation in more detail comprises:

Side door (from driveway) to:

Reception Hall

Welcoming entrance with doors to:

Cloakroom

White suite comprising w.c, hand wash basin with storage cupboard under, heated towel rail, frosted window to side aspect, tiled walls, tiled flooring and extractor fan.

Study Approx 10'5 x 8'5 (3.17m x 2.57m)

With double aspect windows to the front and side.

Sitting Room/Dining Room Approx 23'10 x 14'3 (7.26m x 4.33m)

Spacious U-shaped room with double aspect windows to the front and side, feature inset with gas fire on a stone slab hearth with stone surround and stone mantle over, and open to:

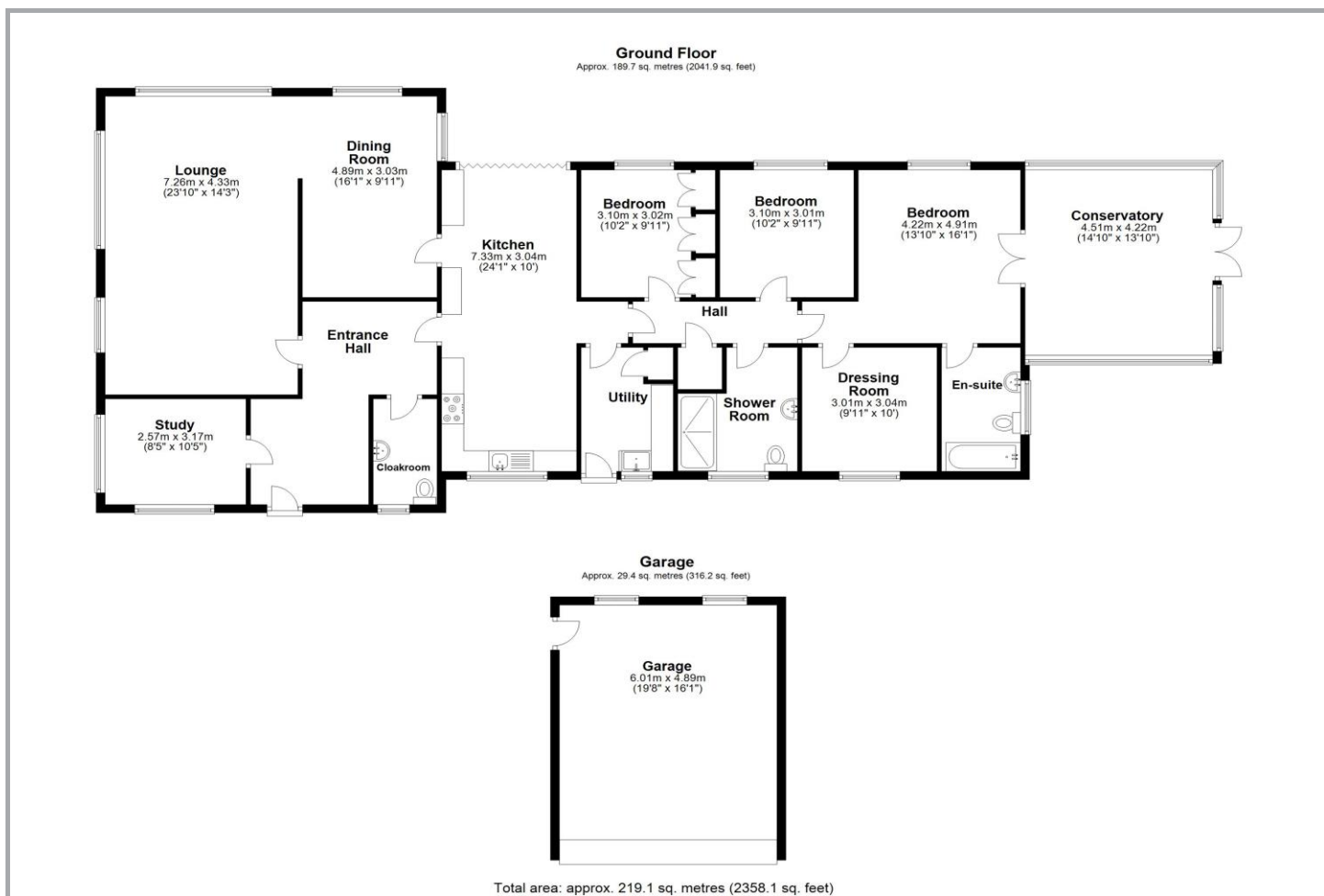
Dining Area Approx 16'1 x 9'11 (4.89m x 3.03m)

Window to rear aspect and door to:

Kitchen/Breakfast Room Approx 24'1 x 10' (7.33m x 3.04m)

Fitted with a matching range of wall and base units with worktops over and inset with double bowl stainless steel sink, drainer and chrome mixer tap, integrated appliances include Range Master stove, extractor over, window to side aspect, linoleum flooring, bi-folding doors to enclosed courtyard, door to inner-hall and door to:





Utility Room

Fitted with a matching range of wall and base units with worktops over, inset with single stainless-steel sink and chrome mixer tap, space for washing machine and dishwasher, window to side aspect, linoleum flooring, door to storage cupboard with shelving and housing for water softener, gas fired boiler, tiled walls, and door to outside.

Inner-Hall

Access to loft with pull-down ladder, door to airing cupboard housing hot water cylinder and doors to:

Master Bedroom Approx 16'1 x 13'10 (4.91m x 4.22m)

Light and airy double room with window to side aspect, French doors opening into the conservatory, door to dressing room and door to:

En-Suite

White suite comprising w.c, hand wash basin with storage under, panel bath with shower attachment over, heated towel rail, tiled walls, frosted window to rear aspect and extractor fan.

Dressing Room/Bedroom Four 10' x 9'11 (3.04m x 3.01m)

Could be used as a bedroom. Window to side aspect.

Bedroom Two Approx 10'2 x 9'11 (3.10m x 3.01m)

Double room with window to side aspect.

Bedroom Three Approx 10'2 x 9'11 (3.10m x 3.02m)

Double room with window to side aspect and built-in wardrobes.

Family Bathroom

Coloured suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail, tiled flooring, tiled walls, extractor fan and frosted window to side aspect.

Conservatory

Accessed via French doors off the master bedroom. Constructed on a brick plinth with triple aspect windows and glazed roof, French doors to rear terrace and linoleum flooring with under floor heating.

Outside

The property is set well back from the Tuddenham Road and is accessed over a private drive which provides extensive off-road parking (partly covered by a car port) and access to the detached double garage. The garage is fitted with an electric up and over door and offers power, light and personnel door to the side. The grounds are a mixture of lawn and paving with a terrace abutting the rear of the property, as well as established flower and shrub borders interspersed throughout the grounds. The boundaries are defined by fencing as well as brick wall. Also incorporated within the plot is a detached outbuilding beyond the double garage ideal for a variety of uses, yet currently used for storage.

Local Authority

Ipswich Borough Council.

Council Tax Band – F

Services

Mains water, drainage, electricity, and gas.





Energy performance certificate (EPC)

155 Tuddenham Road
IPSWICH
IP4 2TF

Energy rating
D

Valid until: 7 May 2033

Certificate number: 6337-1525-8200-0008-6202

Property type

Detached bungalow

Total floor area

190 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

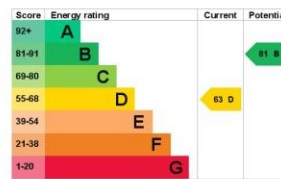
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/6337-1525-8200-0008-6202?print=true>

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