

Winfrith Road, Ipswich, Suffolk, IP3 8PU

Guide Price £325,000 to £350,000

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- Detached Bungalow
- Three Bedrooms
- Living Room
- Open Plan Kitchen/Dining Room
- Utility Room & Cloakroom
- Driveway & Garage/Workshop to Rear



This three-bedroom detached bungalow is situated towards the popular east side of Ipswich on the Broke Hall development falling in the Copleston School catchment area. The bungalow benefits from an enclosed rear garden, driveway and garage / workshop to the rear, gas central heating, and double-glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, three bedrooms, family bathroom, living room, open plan kitchen / dining room, utility room, and cloakroom.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Outside – Front: The well-maintained garden is laid to lawn with well-stocked borders, and a path leads to the front door.

Entrance Hall: Built-in cupboard, parquet floor, radiator, and doors to:

Bedroom One: *13'3" x 11'2" Max (4.04m x 3.4m Max)* Double-glazed window to the front aspect, radiator, and built-in double wardrobe with overhead storage.

Bedroom Two: *11'3" x 8'10" (3.43m x 2.7m)* Double-glazed window to the front aspect, radiator, and two sets of built-in wardrobes.

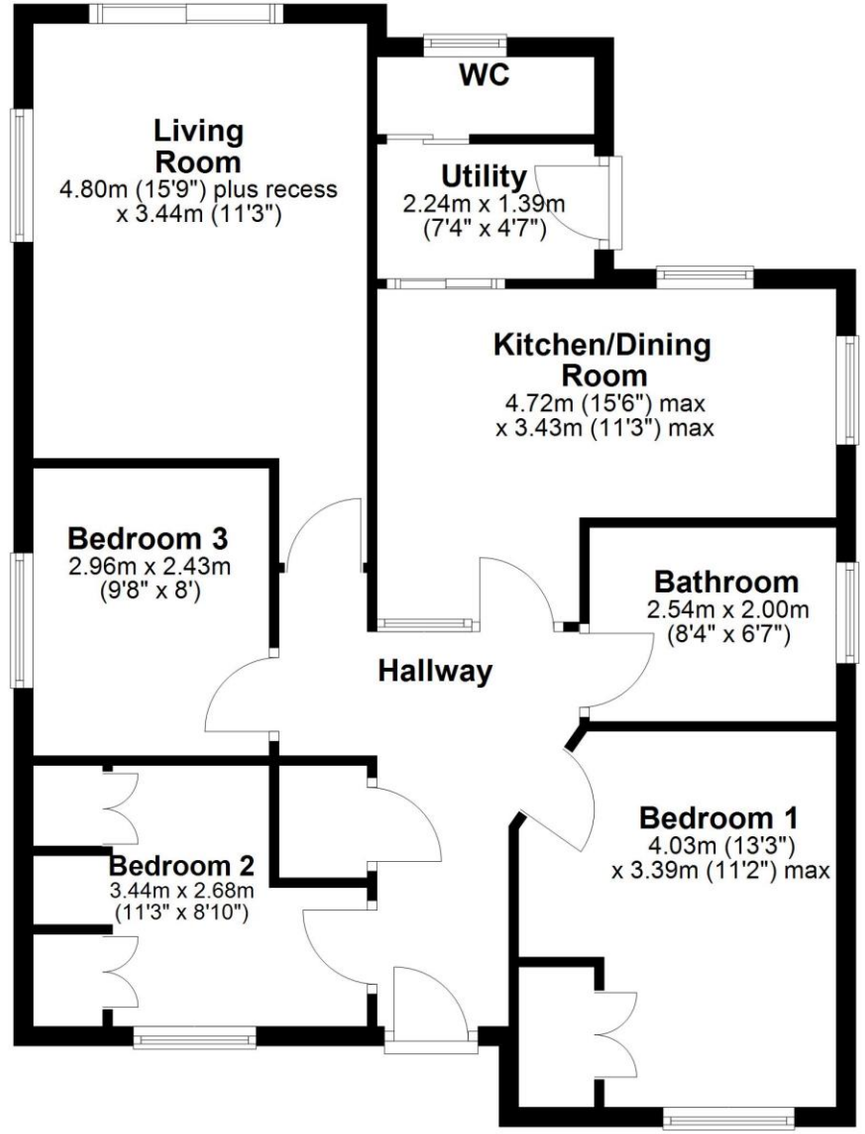




Bedroom Three: *8'7" x 8' (2.62m x 2.44m)* Double-glazed window to the side aspect and radiator.
Family Bathroom: *8'4" x 6'7" (2.54m x 2m)* A three-piece suite comprising bath with shower over, low-level WC and pedestal hand wash basin. The bathroom has a radiator, part tiled walls, airing cupboard, loft access, and double-glazed opaque window to the side aspect.
Living Room: *15'9" (4.8) Plus recess x 11'3" (3.43)* Dual aspect with double-glazed window to the side and double-glazed sliding patio door opening out to the rear garden, feature fireplace, and radiator.
Kitchen / Dining Room: *15'6" (4.72) Max x 11'3" (3.43) Max* Fitted with a range of matching eye and base level units, roll edge work surfaces, sink and drainer, tiled splashbacks, and radiator. Integrated appliances include a tumble dryer, double oven and hob with extractor hood over with space and plumbing for a washing machine. The kitchen is dual aspect with double-glazed windows to the rear and side, and a sliding door leads to:
Utility Room: *7'4" x 4'7" (2.24m x 1.4m)* Eye and base level units with roll edge work surface and tiled splashback, radiator, tiled floor, space for a fridge freezer, double-glazed door opening out to the garden, and sliding door through to:
Cloakroom: A two-piece suite comprising low-level WC and hand wash basin; with a double-glazed window to the rear aspect.
Outside – Rear: The garden is predominantly laid to lawn with a path and door to the detached garage / workshop and further path to a patio seating area with pergola over. There is an array of mature shrubs and bushes, and the garden is enclosed by fencing.
Garage / Workshop: *31'3" x 11'4" (9.53m x 3.45m)* Up and over door, power and light connected, and pedestrian door opening out to the rear garden.

Ground Floor

Approx. 81.2 sq. metres (873.8 sq. feet)



Total area: approx. 81.2 sq. metres (873.8 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.


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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: To be confirmed
Council Tax Band: D





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