



**Bixley Road, Ipswich IP3 8NT**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Bixley Road, Ipswich**

**\*\*DETACHED BUNGALOW \*\*THREE BEDROOMS \*\*CONSERVATORY \*\*KITCHEN/DINER \*\*EAST IPSWICH \*\*EXCELLENT LOCATION \*\*OFF ROAD PARKING \*\*DETACHED GARAGE \*\*GOOD SIZE REAR GARDEN \*\*NO ONWARD CHAIN**



## Three-Bedroom Detached Bungalow - East Ipswich

No Onward Chain | Spacious Plot | Excellent Location

Presenting this well-positioned three-bedroom detached bungalow tucked away in the heart of East Ipswich. Set back from the road, the property benefits from ample off-road parking for at least three vehicles and an un-overlooked rear garden-perfect for outdoor entertaining.

As you enter, you are greeted by two charming bay-fronted bedrooms at the front of the property. Continuing through the hallway, you will find a third bedroom, followed by a generous living room, conservatory, and a kitchen/diner, providing flexible and comfortable living space throughout.

The bungalow is ideally located near bus routes to and from the town centre, with easy access to the A12 and A14. It falls within the catchment areas for Copleston High School and Britannia Primary School, and is only a short walk from St Albans as well as major retailers including John Lewis, Sainsbury's, and B&Q.

Additional nearby amenities include Ipswich Hospital, local shops, doctors' surgeries, restaurants, and bars-making this property convenient for residents of all ages. Subject to planning permission, there is potential for extension or development.

### Entrance Door Into-

### Porch

### Hallway

### Bedroom 1

12' Max x 11' ( 3.66m Max x 3.35m )

### Bedroom 2

12' Max x 11' 11" ( 3.66m Max x 3.63m )

### Bedroom 3

6' 8" x 11' 11" Max ( 2.03m x 3.63m Max )

### Living Room

13' 7" x 11' 11" max ( 4.14m x 3.63m max )

### Conservatory

12' 7" x 6' 10" ( 3.84m x 2.08m )

### Bathroom

### Kitchen

23' x 11' ( 7.01m x 3.35m )

### External Details



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## **Bixley Road, Ipswich**

- COPLESTON SCHOOL CATCHMENT
- LOCAL TO IPSWICH HOSPITAL AND SHOPS
- BUS STOPS IN AND OUT OF TOWN
- DETACHED BUNGALOW
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW104005 - 0003

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