



Charles Wright

PROPERTIES

Selling Properties the Wright Way



176 Bucklesham Road

Purdis Farm, Ipswich, IP3 8SW

Guide price £695,000



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Description

A well presented family house in a popular residential location offering free flowing ground floor accommodation, with four receptions and a kitchen/breakfast room, whilst complimented by four double bedrooms and three bathrooms and with south facing rear gardens.

Location

The property is conveniently positioned with easy access to Purdis Golf Club, whilst a quick drive to the A12/A14 and Town centre. The property is also close to Suffolk's Heritage coast with access to Suffolk's hidden gems, including Shingle Street, Walberswick and Snape Maltings, as well as the coastal towns of Aldeburgh, Southwold and Woodbridge, with the latter just a few miles away on the River Deben, with its sailing and rowing facilities.

There are some excellent schools located close by in both the State and Private sector, whilst for the commuter Ipswich is on the mainline London's Liverpool Street, journey scheduled just over the hour.

Reception Hall

12'1 x 7'11 (3.68m x 2.41m)

Stairs to first floor, oak floor and radiator.

Cloakroom

6'11 x 4'3 (2.11m x 1.30m)

Low level wc, vanity unit with sink unit and cupboard under, chrome heated towel rail.

Sitting Room

20'6 x 15'9 (6.25m x 4.80m)

Bay double glazed window to front, brick fireplace with oak bressumer with log effect gas fire, tiled hearth and two radiators. Double glazed Bi-fold doors to conservatory.

Dining Room

12'8 x 11'9 (3.86m x 3.58m)

Double glazed windows to front and bay window to side and radiator.

Study

7'8 x 7 (2.34m x 2.13m)

Double glazed window to front, comprehensively fitted cupboards, drawers and desk, radiator.

Kitchen/breakfast Room

18 x 17'9 (5.49m x 5.41m)

Double glazed window to rear and side, gloss fitted units incorporating sink unit and single drainer, adjacent work surfaces with cupboards under, with integrated wine cooler and Neff dishwasher, further work surfaces with cupboard and drawers under. Rangemaster Stove. Eye level units, tiled floor, built in cupboard and radiator. Door to utility and Conservatory.

Utility Room

5'8 x 5'6 (1.73m x 1.72m)

Double glazed window to side and double glazed door to garden, fitted units incorporating sink unit and single drainer with plumbing for a washing machine under and space for tumble dryer, eye level units and wall mounted gas fire boiler. Radiator.

Conservatory

19'2 x 8'3 (5.84m x 2.51m)

Double glazed window to rear and side, with Bi-fold doors to the rear garden.

Landing

12'5 x 4'2 (3.78m x 1.27m)

Access to loft, built in airing cupboard and radiator.

Bedroom One

18 x 10'9 (5.49m x 3.28m)

Double glazed window to rear and side and two radiators.

Ensuite Dressing Room

7'7 x 6'3 into wardrobe (2.31m x 1.91m into wardrobe)

Two treble doored wardrobe.

Ensuite Shower Room

8'3 x 6 (2.51m x 1.83m)

Double glazed window to side, shower cubicle, with rose head and hand attachment, low level wc, vanity unit with sink unit and drawer under, chrome heated towel rail.

Bedroom Two

11'10 x 11'6 (3.61m x 3.51m)

Double glazed window to front, two double wardrobe and radiator.

Ensuite Shower Room

8'6 x 4'4 (2.59m x 1.32m)

Double glazed window to front, shower cubicle, with massage jets, low level wc, vanity unit with sink unit and drawer under, chrome heated towel rail.

Bedroom Three

13'10 x 9'4 (4.22m x 2.84m)

Double glazed window to rear, two double doored built in wardrobe and radiator.

Bedroom Four

12'6 x 8'9 (3.81m x 2.67m)

Double glazed window to front, built in treble doored wardrobe and radiator.

Bathroom

8'6 x 7'7 (2.59m x 2.31m)

Coloured suite with a panelled bath and shower attachment, low level wc and vanity unit with sink unit and drawer under. built in cupboard and chrome heated towel rail.

Outside and Gardens

There is a shared paved driveway that leads to the properties private parking in front of the detached double garage (19 x 18'7) with electric roller door. There is a small lawn area in the front with flower and shrub beds. The rear garden is in three separate areas with the majority south facing laid to lawn with flower and shrub beds and mature trees to the rear. A patio area to the immediate of the property. There is a large brick pergola and patio, ideal for Al Fresco dining. Finally there is a further large area of lawn to the side of the house back to the garage for a more informal garden area, but with flower and shrub bed.

Service

We understand that mains gas, electric, water and drainage are connected to the property.

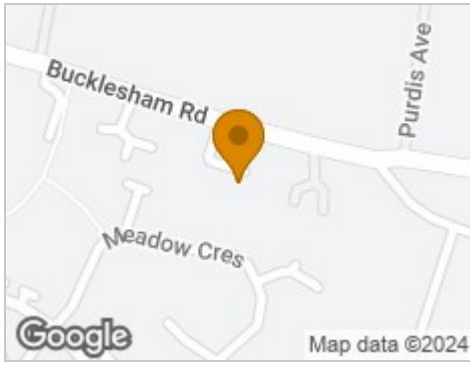
Tenure: Freehold

EPC:

Council Tax: F



Road Map



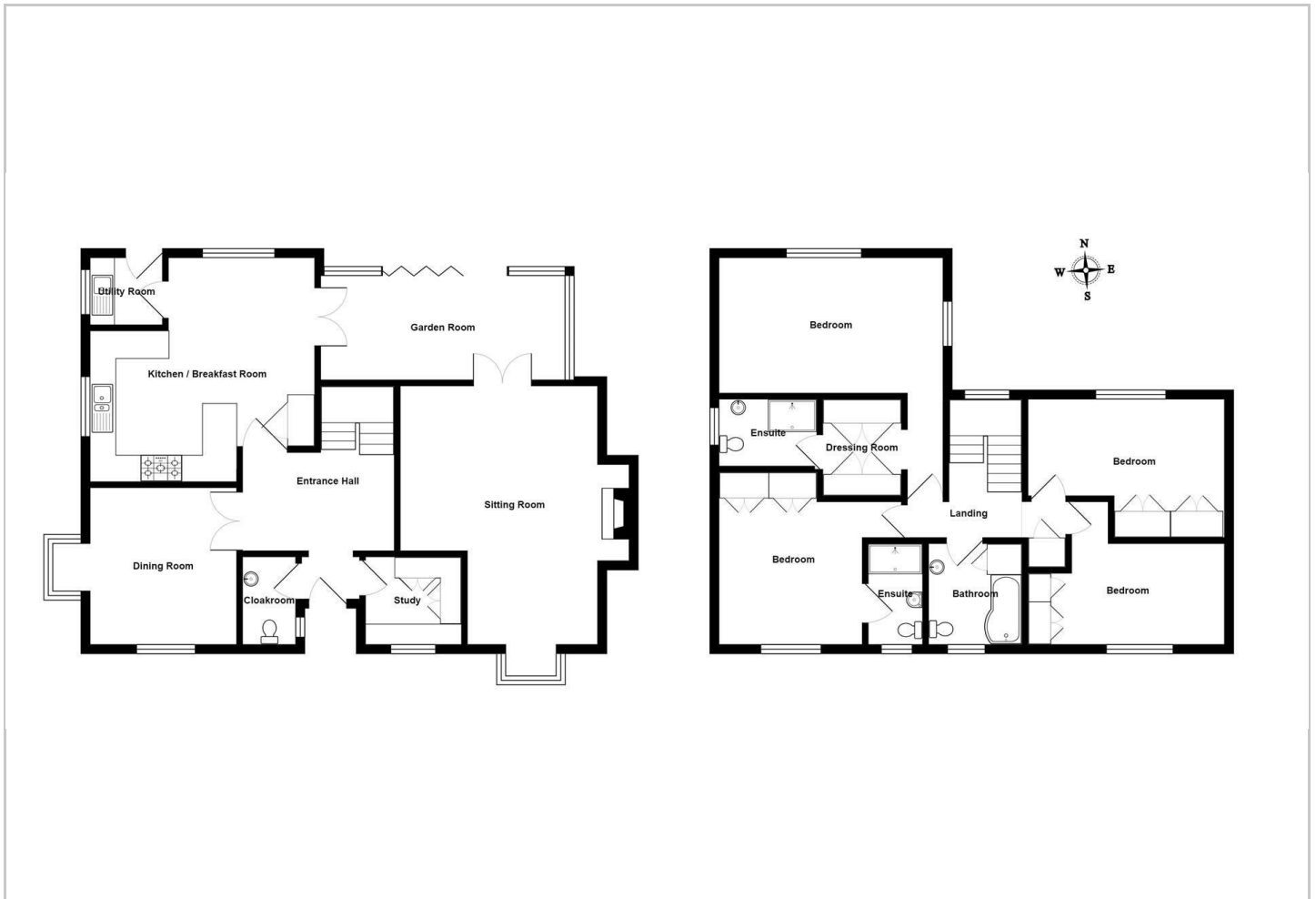
Hybrid Map



Terrain Map



Floor Plan

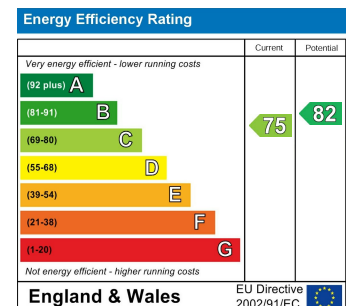


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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