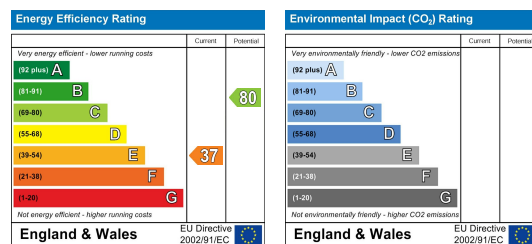


Approximate Floor Area  
1,132 sq. ft.  
(105.1 sq. m.)

Whilst every effort has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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29 Bucklesham Road, Ipswich, IP3 8TH

£450,000

This detached unique bungalow in a highly desired area to the East of Ipswich presents an exciting opportunity for potential buyers. With three bedrooms, two reception rooms, and a family bathroom, it offers comfortable living spaces. Additionally, the property has planning permission granted to extend upwards, potentially transforming it into a five-bedroom house, adding significant value and versatility.

The property boasts considerable frontage and a good-sized garden, providing ample outdoor space for various activities. Situated within a generous plot, this rarely available property offers a wealth of possibilities for customization and expansion, making it an ideal choice for those seeking to create their perfect home.

Given its desirable location and the potential for expansion, this property is undoubtedly a must-see for discerning buyers. For more information or to arrange a viewing, please don't hesitate to get in touch.



**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 29 Bucklesham Road, Ipswich, IP3 8TH

### IPSWICH:

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

### FRONT ENTRANCE DOOR:

### ENTRANCE HALL:

Door to....

### LIVING ROOM: 16'2" x 13'3" (4.93m x 4.04m )

Bay window to front and doors to side, multi fuel burner, electric radiator and steps up to...

### DINING ROOM: 12'9" x 12'2" (3.89m x 3.71m )

Window to side and electric radiator, open to....

### KITCHEN: 12'2" x 10'7" (3.71m x 3.23m)

Window to side, range of wall and base units with tiled splash backs, space for appliances, breakfast bar, ceramic white sink and tiled floor. Open to inner hallway and door to garage.

### INNER HALLWAY:

Doors to....

### BEDROOM 1: 14'6" x 10'11" (4.42m x 3.33m )

Doors to outside, fitted wardrobe and electric radiator.

### BEDROOM 2: 11'6" x 10'11" (3.51m x 3.33m)

Window to rear, fitted wardrobe and electric radiator

### BEDROOM 3: 9'4" x 8'3" (2.84m x 2.51m )

Window to side and electric radiator

### BATHROOM:

Two windows to side, bath, shower cubicle, pedestal wash hand basin, low level W/C and electric radiator.

### OUTSIDE:

To the front of the property there is a large frontage providing driveway, lawn area and off road parking leading to the garage.

The rear garden has a paved patio area, lawn area and timber shed.

### GARAGE:

Up and over door.

### AGENTS NOTES:

Planning permission granted for upwards extension. to turn property into five bed detached.  
Planning ref IP/23/00934/FUL

### IPSWICH

CALL P & H ESTATES ON 01473353287

