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Bucklesham Road  
Purdis Farm Ipswich





## Property Description

An Extended Four Double Bedroom Detached Residence conveniently located in one of the most prime areas of the town and further benefiting from an entrance via a private drive, off road parking, double garage with electric door, three reception rooms, en-suite to master bedroom and a further en-suite to guest room, open plan kitchen/diner area, large lounge, log burner and fitted wardrobes to all bedrooms.

The property is situated to the east of Ipswich and is in a sought after cul-de-sac location which comprises of only four other properties and is well accessed from the A14/A12 trunk roads, the popular Ipswich Golf Club is close by as well as many other local amenities and eateries. There are many options for schools in the surrounding area aswell including Broke Hall Community Primary School, Copleston High School and independent schools including Orwell Park Prep School.

Ipswich has a vibrant theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a community of independent stores. Ipswich is convenient for commuters with a mainline railway station that gives direct access into London Liverpool Street, Cambridge and Norwich

Ipswich also benefits from the rejuvenated Marina which boasts many restaurants, bars and cafes.

The Market town of Woodbridge is 9 miles away and is a thriving and historic riverside town. It has a great range of independent shops, delicatessens, cafés, restaurants and public houses.

## Entrance Porch

Accessed via double glazed entrance door and further door into:

## Entrance Hall

14' 7" x 12' ( 4.45m x 3.66m )  
Radiator, stairs rising to the first floor, french doors leading to sitting room and further doors

giving access to:

## Cloakroom

Double glazed window to front, radiator and comprises of low level w/c and pedestal wash hand basin.

## Lounge

20' 6" plus bay x 15' 9" ( 6.25m plus bay x 4.80m )  
Double glazed bay window to front, has double glazed french doors to rear, inglenook log burner and two radiators,

## Sitting/Dining Room

16' 6" x 9' 5" ( 5.03m x 2.87m )  
Two double glazed windows one to each side and two radiators.

## Study/Snug

12' 8" x 11' 9" ( 3.86m x 3.58m )  
Double glazed bay window to side and two radiators.

## Kitchen/Breakfast Area

18' x 15' ( 5.49m x 4.57m )  
Double glazed window to side and rear, the kitchen comprises with a selection of wall and base level units, with a double range cooker with extractor over, integrated dish washer and fridge, cupboard housed water softener, butler sink into granite work tops, American sized fridge freezer space and radiator. There is also a large island with base level units, granite worktop and seating area.



## Dining Area

13' x 9' 6" ( 3.96m x 2.90m )  
Double glazed bi-fold doors leading out to patio area, double glazed window to side and radiator.

## Utility Room

5' 9" x 5' 8" ( 1.75m x 1.73m )  
Double glazed window to side, double glazed door leading to the rear patio and comprises with a selection of wall and base level units with a stainless steel sink and drainage units inset into work surfaces, plumbing for washing machine and gas central heating boiler.

## First Floor Accommodation

### Landing

Double glazed window to rear , radiator and loft access.

### Bedroom One

18' 6" max x 18' ( 5.64m max x 5.49m )  
Double glazed window to rear and side, radiator, dressing area with two triple wardrobes( one on each side) and door giving access to:

### En-Suite

Double glazed window to side and comprises with a low level w/c, vanity wash hand basin, shower cubicle, extractor fan and heated towel rail.

### Bedroom Two

14' 8" x 12' ( 4.47m x 3.66m )  
Double glazed window to side, two double wardrobes, radiator and door giving access to:

### En-Suite Shower Room

Shower room comprising of closed couple w/c, shower cubicle, vanity wash hand basin

with cupboards under, heated towel rail, extractor and double glazed window to front.

### Bedroom Three

15' 9" x 9' 4" ( 4.80m x 2.84m )  
Two double cupboards and double glazed window to rear and radiator.

### Bedroom Four

13' 9" x 11' 10" ( 4.19m x 3.61m )  
Double glazed window to front, radiator and triple wardrobes.

### Bathroom

Bathroom comprising of a bath with pull out shower hose, towel radiator, coupled low level w/c with cupboards under, extractor, vanity unit with cupboards and double glazed window to front.

### Outside

The property is set back from the main Bucklesham Road via a private driveway. The drive provides off road parking at the front which leads to the double garage with electric door and side access to a further patio area. The garden wraps around the property which is mainly laid to lawn with mature trees and shrubs reaching round to the rear of the garden which has patio, trees and shrubs to border.  
(There is the option to create additional off road parking, if required.)

### Garage

19' x 18' 7" ( 5.79m x 5.66m )  
Electric door, loft access and power points.





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**EPC Rating: C**

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Tenure: Freehold



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