



Temple Road, Ipswich,  
£395,000

GRACE ESTATE AGENTS are delighted to present this three-bedroom detached bungalow situated in a highly sought-after location within a desirable school catchment area, this beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation, making it an ideal home for families, downsizers, or those seeking single-storey living.

The property features a generous living room, providing a bright and welcoming space to relax, alongside a spacious kitchen/diner that is perfect for both everyday family life and entertaining guests. The three well-proportioned bedrooms are complemented by a practical layout designed to maximise comfort and convenience.

Outside, the property benefits from ample off-road parking leading to a detached garage with power, offering excellent storage or workshop potential. The beautifully landscaped private rear garden provides a peaceful outdoor retreat and also features a versatile studio, ideal for use as a home office, gym, hobby room or creative space.

Further enhancing the property's appeal are the owned outright solar panels, which are fully transferable to the new owner, helping to improve energy efficiency and reduce running costs.

Conveniently located close to a range of local schools, shops, everyday amenities and regular bus routes, this fantastic bungalow combines a peaceful residential setting with excellent accessibility. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer

- Detached Three Bedroom Bungalow
- Desirable School Catchment Area
- Ample Off Road Parking
- Detached Garage With Power
- Beautifully Landscaped Rear Garden
- Close To Local Schools, Shops, Amenities And Bus Routes
- Solar Panels, Owned Outright And Fully Transferable
- Private Rear Garden With A Studio
- Spacious Kitchen/Diner

### Entrance Hall

Radiator, doors providing access to the kitchen/breakfast room, sitting room, all three bedrooms, and the family bathroom.

### Kitchen/Breakfast Room

19'10" x 12'10" (6.05m x 3.92m)

Double glazed windows to side and rear aspect, double glazed Upvc door to rear aspect, access to the conservatory, matching eye level and base units with work tops over. Kitchen island with single bowl sink and side drainer. Space for washer dryer, range cooker with extractor over and fridge/freezer. Radiator, tiled flooring and splash back.

### Conservatory

10'10" x 6'11" (3.32m x 2.11m)

Enjoying windows to all sides and French doors to the side aspect, overlooking and providing direct access to the rear garden. Access to the kitchen/diner and radiator.





### **Sitting Room**

18'11" x 14'0" (5.78m x 4.27m)

Double glazed bay window to the front aspect, double glazed window to the side aspect and a feature fireplace.

### **Bedroom One**

12'0" x 14'3" (3.68m x 4.35m)

Double glazed bay windows to front aspect and radiator.

### **Bedroom Two**

11'2" x 12'7" (3.41m x 3.86m)

Double glazed bay window to the front aspect and radiator.

### **Bedroom Three**

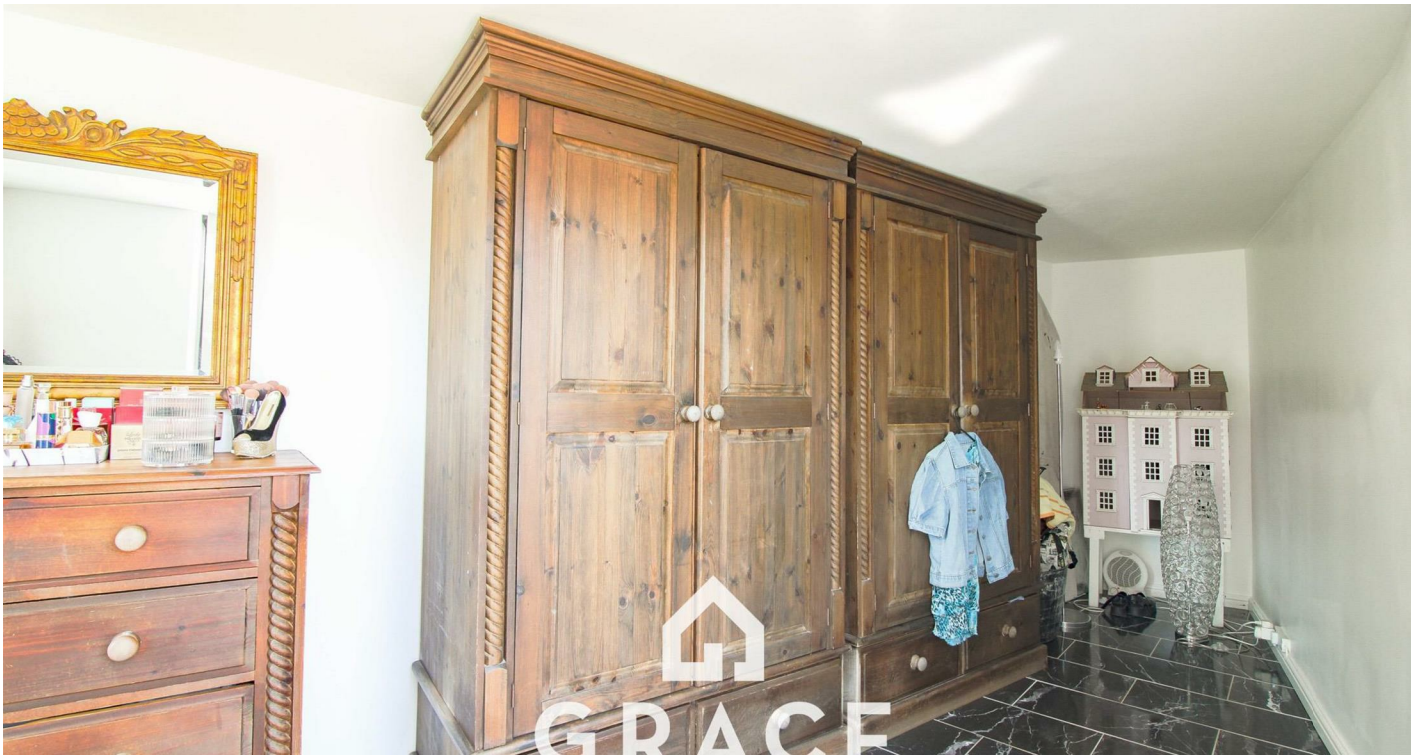
8'11" x 9'4" (2.74m x 2.87m)

Double glazed window to the side aspect and radiator.

### **Family Bathroom**

Double glazed window to the side aspect, heated towel rail, freestanding bath with shower attachment, separate shower cubicle, hand wash basin and low level WC.





### Studio

French doors to the front and side aspect, double glazed window to the side and front aspect, electric fireplace.

### Outside

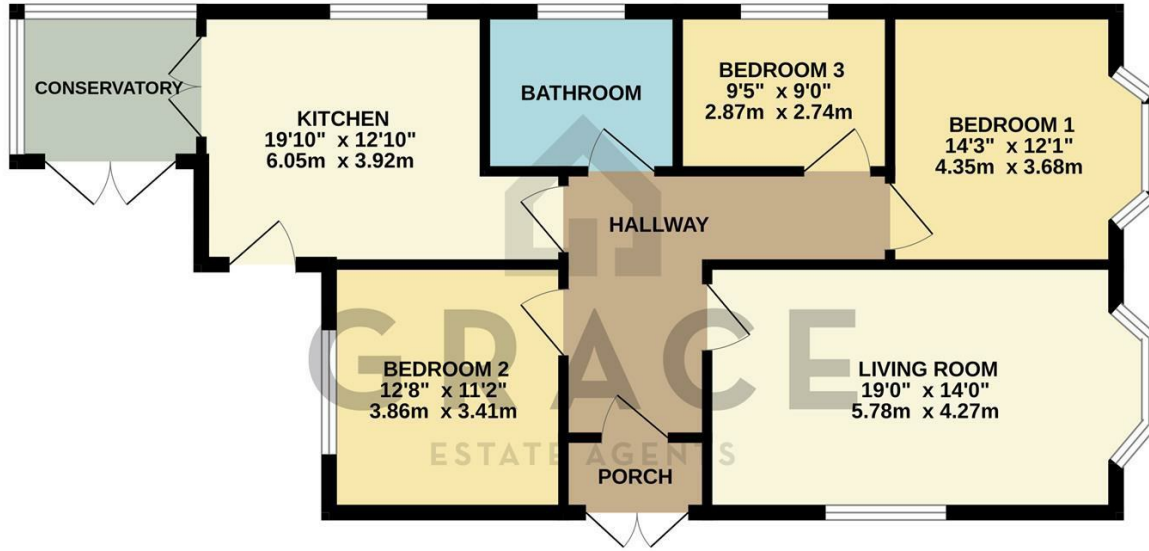
To the front, the property benefits from off-road parking for multiple vehicles, enclosed by a low-level brick wall. A driveway to the side provides additional parking and leads to the detached garage, which is equipped with an up-and-over door, power, and lighting. Access is provided to the entrance porch, with a side gate leading through to the rear garden.

The generous and private rear garden backs onto mature trees and features a large patio and decking area immediately behind the property, ideal for al fresco dining and outdoor entertaining. The remainder is predominantly laid to lawn and enclosed by timber fencing. Additional features include a wooden hot tub shelter and two versatile studios.



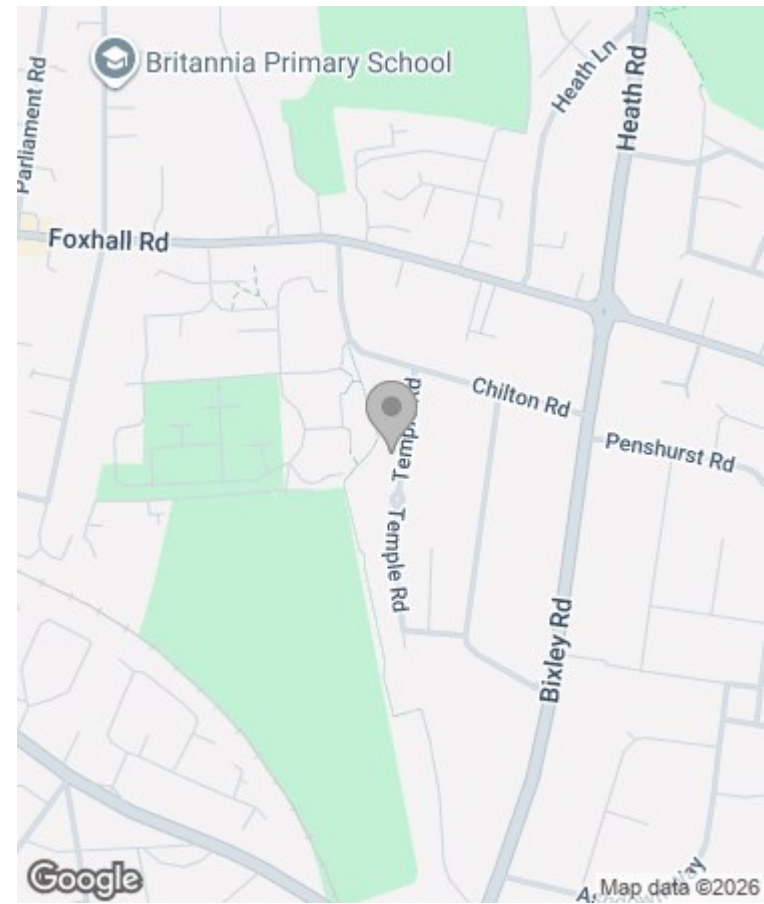


GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		74	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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