



Connells

Brockley Crescent
IPSWICH



Property Description

Guide Price £375,000 - £395,000. An extended three-bedroom semi-detached bungalow located on a generous plot and comprising of an entrance hall, fitted kitchen, utility/lean-to, family room extension, sitting room extension, three well-proportioned bedrooms, including a principal bedroom with Jack and Jill wet room, and a further wet room. The flexible layout lends itself to a variety of living arrangements, making the property ideal for families, down sizers, or those seeking multi-generational living potential. A standout feature of the property is the beautifully established rear garden, enjoying a wealth of mature trees, stocked borders, lawned areas, and seating spaces, creating a wonderfully private and tranquil setting for outdoor enjoyment. To the rear, a substantial detached outbuilding provides exceptional additional space and offers exciting potential for a variety of uses. Currently arranged as multiple rooms with a kitchenette, power, lighting, double glazing and log burner, the building could be ideal as a home office, studio, workshop, guest accommodation, or offers excellent potential to create a self-contained annex, subject to the necessary planning permissions and building regulations.

The property is well placed for local shops and supermarkets, with a number of useful facilities within easy reach. For commuters, Ipswich town centre and railway station are approximately 1.8 miles away, providing rail connections and access to the wider region.

Entrance Hall

Double glazed entrance door, wood-effect flooring, radiator, pendant light fitting and attractive picture rail and doors providing access to the principal rooms.

Living Room

A bright and versatile reception space featuring tiled flooring, column radiator,

recessed spotlights, skylights, and double glazed doors to the side and rear aspects, allowing plenty of natural light to flood the room.

Sitting Room

A comfortable additional reception area with carpeted flooring, wall lighting, double glazed window to the side aspect and sliding patio doors opening onto the rear garden.

Kitchen

Fitted with a range of matching shaker-style wall and base units complemented by work surfaces and tiled splash backs. Incorporating a stainless steel sink and drainer with mixer tap, gas hob with extractor hood over, and double oven. Useful storage cupboards, radiator, double glazed window to the rear aspect, wall-mounted boiler (installed August 2023, as advised by the vendor), space for a dishwasher and door leading to the extension.

Utility Room / Lean-To

Providing additional storage and utility space for a washing machine and tumble dryer, wall light, decking area and access to the side via a single glazed door.

Bedroom One

Carpeted flooring, radiator, pendant light fitting, and door providing access to the Jack and Jill wet room.

Jack And Jill Wet Room

Comprising a low-level w/c, wash hand basin with mixer tap, shower area, tiled walls and flooring, recessed spotlights,

extractor fan and double glazed window to the rear aspect.

Bedroom Two

Double glazed bay window to the front aspect, carpeted flooring, radiator, pendant light fitting and original picture rail.

Bedroom Three / Lounge

A versatile room currently used as a lounge, featuring a double glazed bay window to the front aspect, wood-effect flooring, radiator, pendant light fitting, picture rail and an attractive working fireplace with tiled surround.

Wet Room

Fitted with a shower area complete with grab rails, low-level w/c, wash hand basin with mixer tap, radiator, tiled walls and flooring and double glazed internal windows overlooking the extension.

Outside

The property benefits from a shared block-paved driveway providing off-road parking for approximately three to four vehicles.

Rear Garden

A particular feature of the property is the exceptionally generous and beautifully established rear garden. Thoughtfully landscaped, the garden boasts an impressive array of mature trees, well-stocked planted borders, and lawned areas, creating a private and picturesque outdoor setting. A raised decking area provides the perfect space for outdoor dining and entertaining, with steps leading through the garden to a range of useful outbuildings.

Outbuildings

The property further benefits from a selection of outbuildings including a workshop, wood store, and additional garden sheds, summer house, all offering excellent storage and hobby space.

Large Outbuilding/Garden Room

A substantial detached outbuilding offering tremendous versatility, ideal as a home office, entertainment space, studio, workshop, or guest accommodation (subject to any necessary consents). The accommodation comprises multiple rooms, a kitchenette area, double glazing in part, power and lighting, and a log burner. The building is accessed via covered decking areas to both the front and rear, making it an excellent space for year-round use and entertaining.





Total floor area 200.8 m² (2,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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6 Princes Street
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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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