



Ashbocking Road, Ipswich,



- **Four-Bedroom detached bungalow**
- **Excellent potential for home office, gym, studio, games room**
 - **Large kitchen/diner**
 - **Two substantial reception rooms**
 - **Beautiful, extensive gardens**
- **Master bedroom with en-suite and large built in wardrobe**
- **Detached property offering considerable privacy**
 - **Large 19' x 11'10" conservatory**
 - **Approximately 2,576 sq ft of accommodation**
 - **Separate utility room/kitchenette**

An impressive and beautifully modernised four-bedroom detached bungalow, occupying a generous 0.46-acre plot with attractive and private gardens. Offering approximately 2,576 sq ft of accommodation, the property provides spacious and versatile living throughout.

The layout offers an excellent degree of flexibility and is particularly suited to multi-generational living, with the accommodation naturally lending itself to separate areas of the home. Alternatively, the additional space would be ideal for a home office, gym, studio, hobbies or leisure space.

The main living accommodation includes a generous kitchen/diner, measuring approximately 23'10" x 9'1", along with a separate utility room/kitchenette. There are two substantial reception rooms, providing plenty of space for family living, entertaining or creating dedicated rooms to suit individual requirements.

The property also benefits from a superb 19' x 11'10" conservatory, providing a light and versatile additional living space with views across the gardens.

There are four well-proportioned bedrooms, including a generous master bedroom with en-suite shower room and wardrobe area. Bedroom two is particularly spacious, while bedrooms three and four provide comfortable additional accommodation. The property also has a family bathroom and separate shower room, making it well suited to larger or multi-generational households.

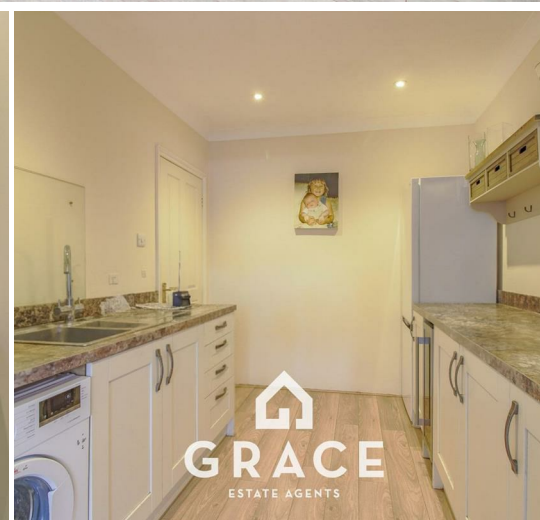
Having been modernised throughout, the bungalow combines generous proportions with a practical and adaptable layout.

Outside, the property sits within approximately 0.46 acres of beautiful gardens, offering plenty of space for outdoor entertaining, relaxation and recreation, while providing a wonderful sense of privacy.

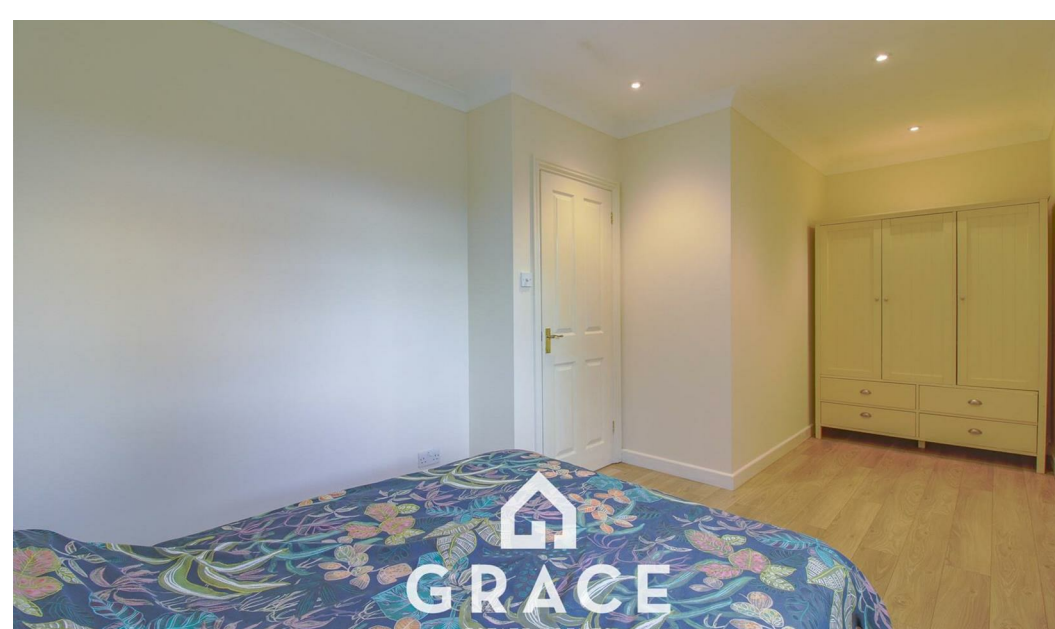
The property is listed as available from 1st January, however this is negotiable and can be sooner if required.













Energy Efficiency Rating

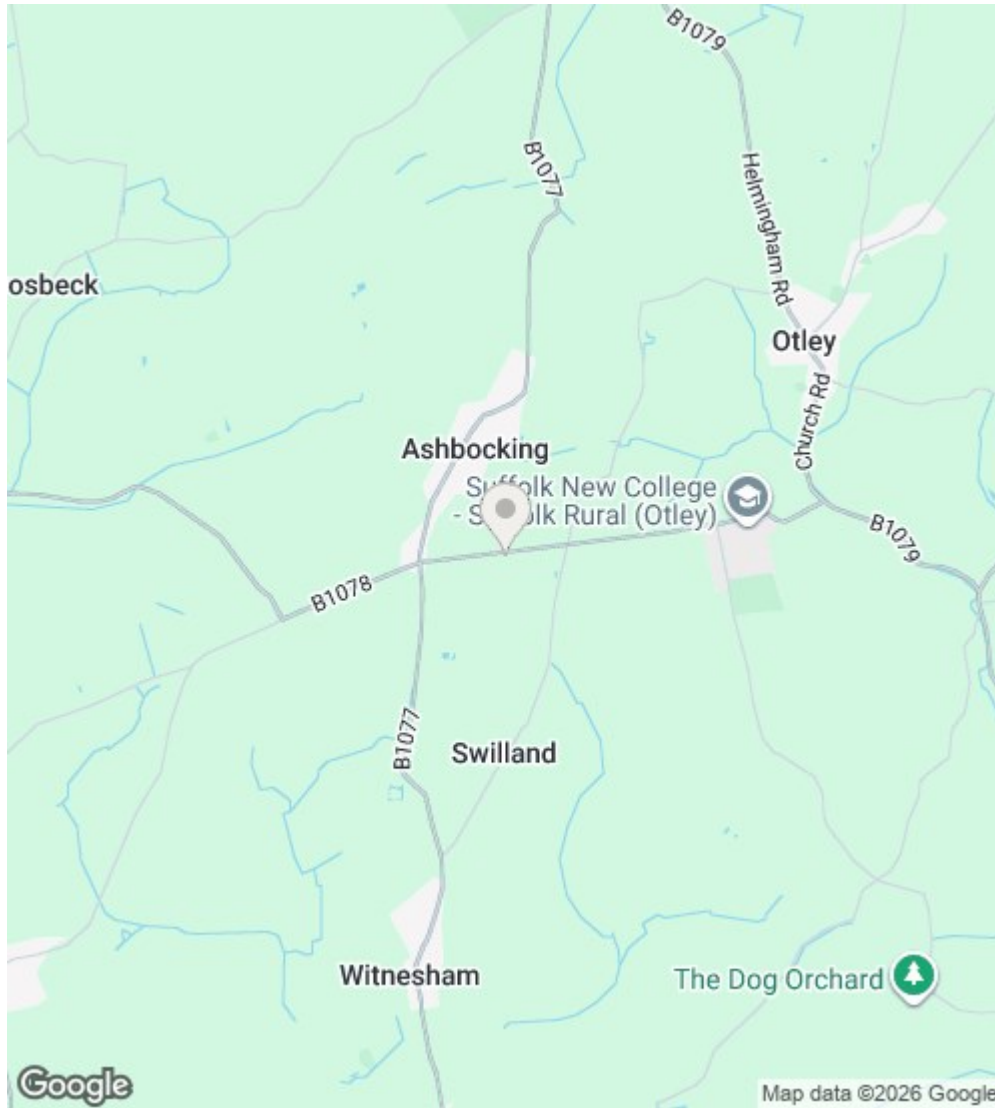
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	88

England & WalesEU Directive 2002/91/EC

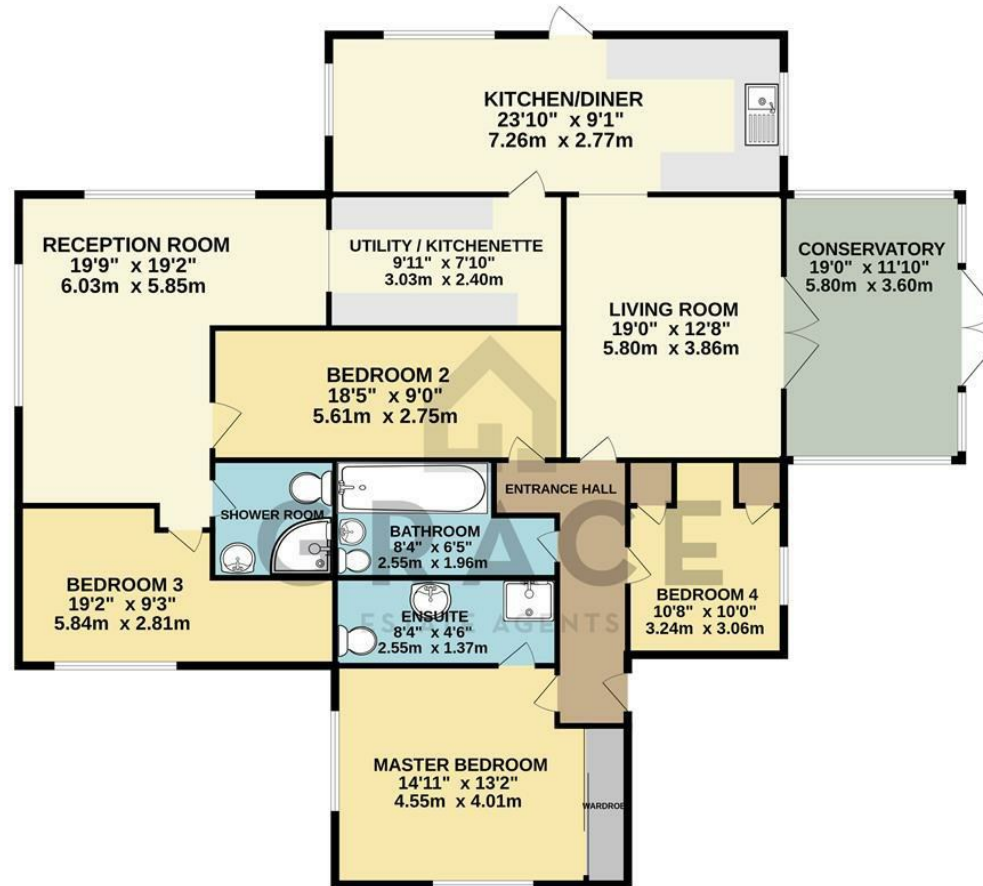
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & WalesEU Directive 2002/91/EC



GROUND FLOOR
2576 sq.ft. (239.3 sq.m.) approx.



TOTAL FLOOR AREA: 2576 sq.ft. (239.3 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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Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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