

Connells

Felixstowe Road
Ipswich

Felixstowe Road
Ipswich IP3 8SX

for sale offers in excess of
£300,000







Property Description

Offered to the market with no onward chain, this well-presented three bedroom detached bungalow occupies a generous plot on the ever popular Felixstowe Road, providing spacious and versatile accommodation ideal for those seeking single-storey living in a convenient and well-connected location. The accommodation comprises a welcoming entrance hall, a bright and spacious lounge featuring a bay window and attractive fireplace, a fitted kitchen with a range of wall and base units and a substantial conservatory overlooking the rear garden. There are three well-proportioned bedrooms, with the third offering flexibility as a formal dining room if desired, alongside a family bathroom. Externally, the property continues to impress with a block paved driveway providing ample off-road parking for multiple vehicles. The rear garden is a particularly standout feature, enjoying an impressive plot with beautifully established trees, mature shrubs, planted borders, lawned area and a variety of useful outbuildings including a greenhouse, shed, wendy house and workshop space.

Felixstowe Road is a popular residential location on the south-eastern side of Ipswich, offering excellent access to a wide range of amenities. Nearby are local convenience stores, supermarkets such as john lewis, Waitrose and Sainsburys, schools and healthcare facilities, while Ipswich Waterfront with its selection of cafés, bars and restaurants is just a short distance away.

Entrance Porch

Double glazed entrance door leading into the porch, with a further door providing access to the main hallway.

Entrance Hall

Wood-effect flooring, radiator, and two spacious storage cupboards, one housing the wall-mounted boiler, which we are advised is approximately two years old. Additional loft access with partly boarded loft space. Doors lead to:

Lounge

A bright and welcoming room featuring a double glazed bay window to the front and an additional side window, radiator, fitted carpet, pendant lighting, electric fireplace, and alcove shelving.

Kitchen

Fitted with a range of matching cream wall and base units complemented by wood-effect work surfaces and tiled splashbacks. Incorporating an inset sink with drainer and mixer tap, electric Bosch hob with extractor above, electric oven, spotlights, radiator, tiled flooring, double glazed side window, and rear access door.

Conservatory

A versatile additional reception space featuring laminate flooring, radiator, wall lighting, and French doors opening onto the rear garden.

Bedroom One

A generous principal bedroom offering a full wall of sliding wardrobes, fitted carpet, radiator, double glazed bay window to the front, additional side window, and ceiling fan with light fitting.

Bedroom Two

Double glazed rear aspect window, built-in storage cupboard, fitted carpet, radiator, and spot lighting.

Bedroom Three / Dining Room

A flexible room currently suitable as either a third bedroom or dining room, featuring wood-effect flooring, radiator, and double glazed French doors leading into the conservatory.

Bathroom

Fitted with a panelled bath with shower over and hand held attachment, wash hand basin with vanity storage beneath, low-level w/c, heated towel rail, and double glazed side aspect window.

Outside

Front Garden

The property is approached via a block paved driveway providing off-road parking for multiple vehicles, enclosed by a brick wall. Side access leads to the rear garden.

Rear Garden

Occupying a particularly generous plot, the rear garden has been thoughtfully landscaped with a variety of distinct areas to enjoy. A winding block paved pathway meanders through an abundance of mature shrubs, established trees including Acer, Apple and Eucalyptus varieties, as well as well-stocked planted borders. Additional features include a pond pump, water butts, and a spacious lawned area to the rear with washing lines.

Outbuildings

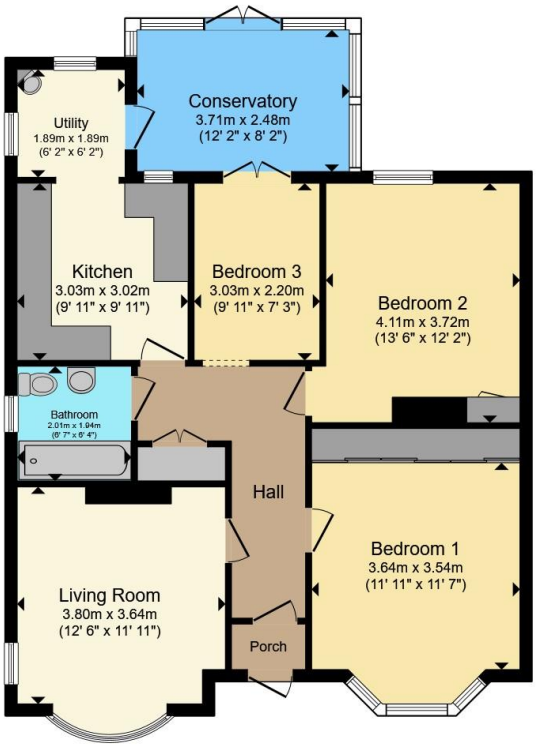
A useful collection of outbuildings including a greenhouse, Wendy house, and garden shed. There is also a workshop area complete with workbenches, electrical supply, and fitted vices.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 92.7 m² (997 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

Connells

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6 Princes Street
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EPC Rating: D

Council Tax Band: D

view this property online connells.co.uk/Property/ICH313404

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.