



**Connells**

Atherton Road  
Ipswich



## Property Description

Situated on the sought-after Atherton Road in Ipswich, this detached elevated bungalow presents an excellent opportunity for buyers looking to modernise and add value. Occupying a generous plot, the property enjoys an elevated position with far-reaching views and offers spacious, well-proportioned accommodation throughout. Internally, the bungalow comprises a bright lounge with direct access onto a large decking area-perfect for enjoying the outlook-along with a separate dining area and a fitted kitchen offering ample storage, though now in need of updating. There are three bedrooms, all of a good size, alongside a family bathroom fitted with a walk-in shower. The layout provides flexible living space, ideal for a range of buyers including those looking to downsize or undertake a refurbishment project. Externally, the property continues to impress with off-road parking and a garage, as well as a tiered garden featuring mature shrubbery, patio areas and a substantial decked seating area-offering fantastic potential to create an attractive outdoor space.

While the property would benefit from modernisation throughout, it represents a superb opportunity to create a bespoke home in a desirable location. Atherton Road is conveniently positioned for access to local amenities, transport links and Ipswich town centre. Early viewing is highly recommended to fully appreciate the potential on offer.

## Entrance Porch

Double glazed sliding door leading into the entrance porch, with a wooden front door opening into the living area.

## Lounge

Double glazed sliding doors to the decking with far-reaching views. Carpeted flooring, pendant light and ceiling fan. Single glazed front door leading to the porch. Consumer unit (advised to be approximately 4-5 years old).

Electric heaters and electric fire.

## Dining Area

Wood effect flooring, electric heaters and a single glazed window to the rear.

## Kitchen

Fitted with matching wall and base units in a wood finish. Space and plumbing for a washing machine, tumble dryer and fridge freezer (under counter). Wall-mounted boiler (currently not in working order). Double glazed door and window to the side. Stainless steel half bowl sink with drainer and mixer tap and tiled flooring.

## Landing/Hall

Carpeted with loft hatch (insulated) and airing cupboard housing the tank.

## Bedroom One

Carpeted with pendant lighting, part tiled walls and electric heater.

## Bedroom Two

Carpeted with pendant light and ceiling rose, part tiled walls, electric heater and a single glazed window to the rear.

## Bedroom Three

Wood effect flooring, part tiled walls and electric heater.

## Bathroom

Laminate flooring with walk-in double shower and electric shower. Single

glazed window to the rear. Low level w/c, wash basin with mixer tap and storage underneath, heated towel rail and part tiled walls.

## Outside

The front of the property benefits from off-road parking and a garage (no light or power), with steps leading up to the front door.

The garden offers a wraparound contoured plot with mature shrubbery and a water butt, along with a large decking area to the front. There is side gated access leading to a patio area with steps up to a further garden space.





Total floor area 92.3 m<sup>2</sup> (993 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: D

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Tenure: Freehold



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Property Ref: ICH313170 - 0002