



**Connells**

Mildmay Road  
Ipswich



## Property Description

This well presented three-bedroom detached bungalow is situated on the popular Mildmay Road in Ipswich. The property offers versatile, single level living accommodation including a spacious lounge with a bay window, fitted kitchen, conservatory overlooking the rear garden, three well-proportioned bedrooms and a modern bathroom. Externally, the home benefits from ample off road parking to the front and an immaculately maintained, low maintenance rear garden with outbuilding, making it ideal for a range of buyers including downsizers and families.

Mildmay Road is a well established residential area located to the west of Ipswich town centre, offering convenient access to local shops, schools, and amenities. Ipswich town centre and mainline railway station, with direct services to London Liverpool Street, are easily accessible, as are excellent road links including the A14 for commuting further afield. The area is well served by public transport and nearby green spaces, making it a practical and popular location for both owner occupiers and investors.

## Entrance Hall

Double glazed front door, carpeted flooring and doors providing access to principal rooms.

## Lounge

Double glazed bay window to the front, carpeted flooring, ceiling rose, decorative coving and radiator.

## Kitchen

Fitted with a range of matching wall and base units with roll top work surfaces incorporating a stainless steel sink and drainer with hot and cold taps. Space for an oven with extractor hood over, wall mounted boiler (approximately 15 years old), and space for a washing machine and fridge freezer. Double glazed

window, inset spotlighting, lino flooring and cupboard housing the gas meter.

## Conservatory

Bright conservatory with double glazed windows and French doors opening out to the rear garden.

## Bedroom One

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

## Inner Hallway

Provides access to bedrooms two and three and door leading to the conservatory. Laminate flooring and pendant light.

## Bedroom Two

Double glazed window overlooking the rear garden, carpeted flooring and pendant light.

## Bedroom Three

Double glazed window, carpeted flooring, radiator and pendant light.

## Bathroom

Updated approximately 18 months ago and comprising tiled walls, double glazed window, roll top bath with hot and cold taps and electric shower over with curtain, extractor fan, column sink with hot and cold taps, and low level WC. Laminate flooring. Loft access hatch leading to a part boarded loft with fitted ladder.

## Outside

To the front of the property is block paved off road parking for two to three vehicles, enclosed by a brick wall and accessed via double metal gates.

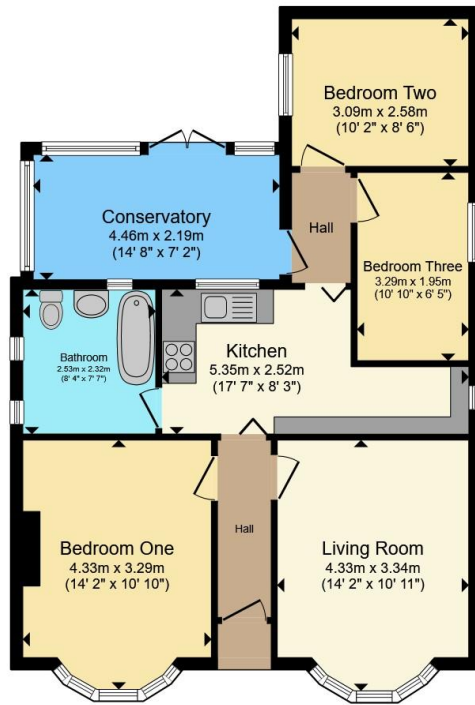
## Rear Garden

Immaculately presented and designed for low maintenance, featuring patio areas, side access, raised flower beds, a small lawn area and multiple storage sheds.

## Outbuilding

With power and lighting, currently housing a tumble dryer.





**Floor Plan**

Total floor area 76.8 m<sup>2</sup> (827 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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