



Bucklesham Road, Ipswich,
£550,000

Situated along the ever-popular Bucklesham Road on the eastern side of Ipswich, this deceptively spacious and highly versatile three-bedroom home offers approximately 1,766 sq. ft. of accommodation arranged over two floors. The property further benefits from a substantial driveway providing ample off-road parking for multiple vehicles, a rare and highly desirable feature in this location.

The ground floor is accessed via an entrance hall leading into a beautifully presented open-plan kitchen/diner. The impressive open-plan kitchen/dining room forms the heart of the home, ideal for modern family life and entertaining. This space flows seamlessly into a separate sitting room, providing an additional reception area with flexibility for family use, a playroom, or home office.

Also on the ground floor is a generous double bedroom with en-suite bathroom, making it ideal for guests, or buyers seeking ground-floor accommodation. Further benefits include a utility room, a separate WC, and multiple built-in storage cupboards, enhancing everyday practicality.

The first floor offers two further well-sized double bedrooms, both served by a spacious family bathroom, along with additional storage accessed from the landing.

Bucklesham Road is a well-regarded and convenient location, offering easy access to Ipswich town centre, Foxhall Road, and the A14, with excellent links towards Felixstowe. The area is well served by local amenities, popular schools, and public transport, while nearby green spaces and riverside walks provide a pleasant balance of town and outdoor living.

With its generous accommodation, huge driveway, and desirable location, this is a fantastic opportunity for families or buyers seeking space and flexibility.

Early viewing is highly recommended.



- **Substantial and versatile three-bedroom home**
 - **Approx. 1,766 sq. ft. of accommodation arranged over two floors**
- **Impressive open-plan kitchen/dining room ideal for modern living**
- **Two further reception rooms offering flexible family space**
 - **Two generous first-floor double bedrooms**
- **Practical utility room and extensive built-in storage throughout**
- **Large driveway providing off-road parking for multiple vehicles**
- **Excellent access to Ipswich town centre, A14 and routes to Felixstowe**
- **Close to local amenities, popular schools and transport links**



Entrance Hall
11'3" x 3'5" (3.44m x 1.05m)
Entrance hall providing access to ground floor accommodation, part double glazed UPVC door, double glazed window to front aspect.

Kitchen/Diner
20'10" x 12'10" (6.35m x 3.91m)
A spacious open-plan kitchen/dining area forming the heart of the home, a range of base and wall units with worktops over, breakfast bar, island with plenty of storage space. Electric oven and Induction Hob with extractor hood over, offering ample space for dining and everyday family living. Space for free standing Fridge/Freezer and Dishwasher. 1.5 bowl stainless steel sink with waste disposal unit. Double glazed window to side aspect.



Utility Room

8'4" x 6'9" (2.54m x 2.06m)

Practical utility space with room for appliances and additional storage. Combi-Boiler as well as water softener. Stainless steel sink. Double glazed door and window to side aspect.

Sitting Room

15'10" x 9'11" (4.83m x 3.02m)

A versatile additional reception room, ideal as a family room, snug, or home office, with outlook to the rear. Double glazed window to front aspect, patio door to rear access. Radiator.



Bedroom 1

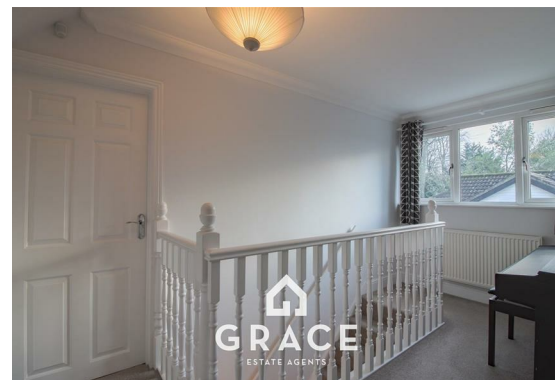
14'4" x 11'11" (4.37m x 3.63m)

A generous double bedroom located on the ground floor, benefiting from an en-suite bathroom. Double glazed window to rear aspect. Radiator.

En-Suite (Bedroom 1)

6'8" x 6'6" (2.03m x 1.98m)

White suite comprising of pedestal hand wash basin, low level WC, shower cubical. Double glazed window to side aspect.



Downstairs WC

7'7" x 3'3" (2.31m x 0.99m)

Ground floor cloakroom fitted with a WC and wash basin.. Double glazed window to side aspect.

Lounge

13'7" x 11'3" (4.14m x 3.43m)

A well-proportioned reception room positioned to the front of the property, suitable for a variety of seating arrangements, double glazed patio doors to front aspect, with radiator to opposite wall.





Bedroom 2

14'6" x 13'11" (4.42m x 4.24m)

A spacious double bedroom with additional storage space. Double glazed window to front aspect. Radiator.

Bedroom 3

11'11" x 8'8" (3.63m x 2.64m)

A further well-proportioned bedroom suitable for guests, children, or home office use. Velux window to side aspect. Radiator.

Family Bathroom

11'7" x 6'6" (3.53m x 1.98m)

A good-sized bathroom fitted with a bath, wash basin, and WC, Velux window.

Rear Garden

Patio door leading to a good size rear garden with a selection of plants and shrubs. Patio and grassed area. Side access to garage, and to front of property, with gate to front garden.



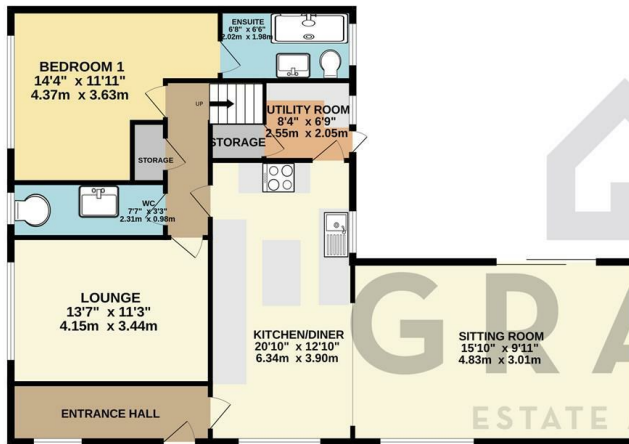
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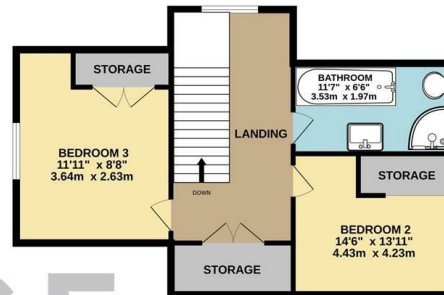
GRACE

ESTATE AGENTS

GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.

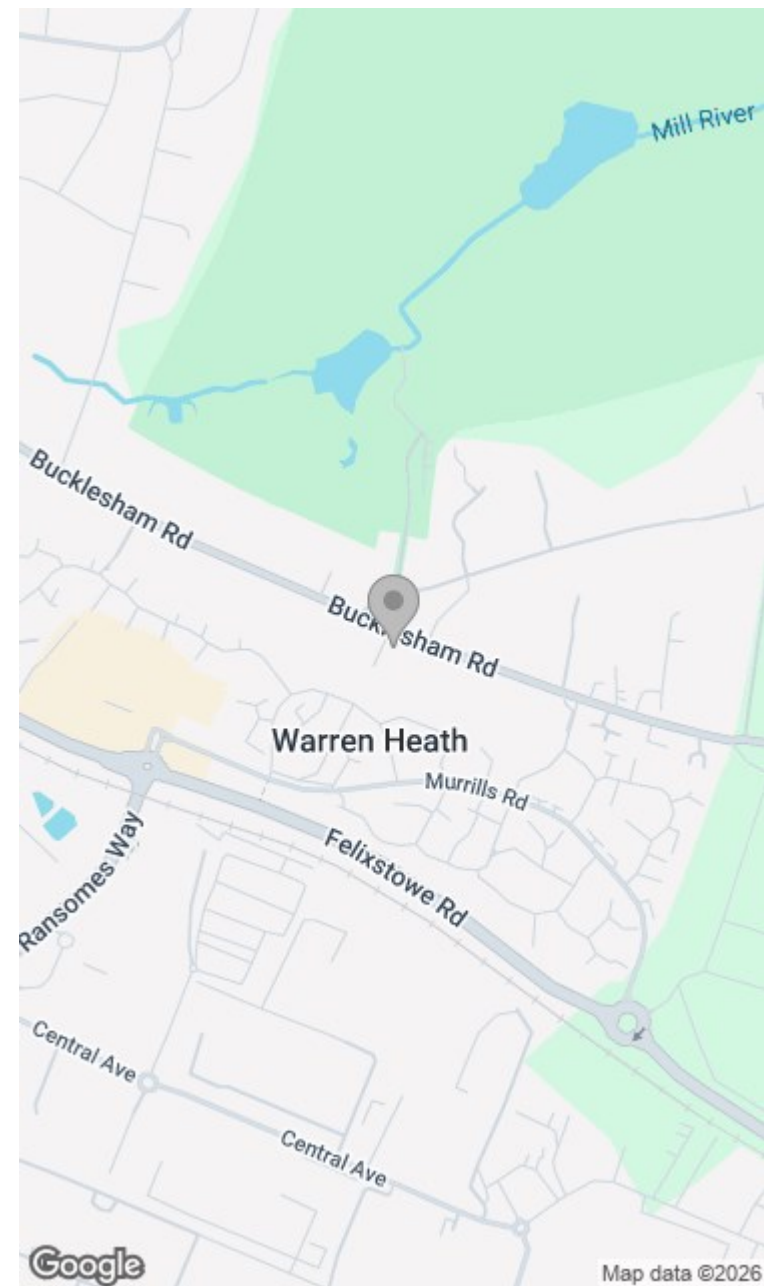


1ST FLOOR
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1894 sq.ft. (176.0 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

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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