



GRACE

ESTATE AGENTS

Eccles Road, Ipswich, Suffolk
£325,000

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Grace Estate Agents are delighted to market this rarely available, three/four bedroom detached bungalow with a large driveway, garage and excellent potential for modernisation.

Situated in a popular residential location, this well-proportioned bungalow offers a fantastic opportunity for buyers looking for a property with plenty of potential to create their ideal home.

The accommodation currently provides flexible three/four bedroom living, making the property suitable for a range of buyers. The generous layout offers excellent scope for modernisation and improvement, allowing the successful purchaser to update and personalise the property to their own taste and requirements.

Externally, the property benefits from a large driveway providing ample off-road parking, together with a garage, offering valuable additional storage or workshop space.

With its spacious accommodation, bungalow layout and considerable potential, 59 Eccles Road represents an exciting project for those looking to modernise and add value. The property would be particularly well suited to buyers seeking a renovation opportunity rather than a finished home.

PROPERTY:

A fantastic opportunity to acquire this larger than average three/four bedroom detached bungalow. This spacious property has benefitted from a rear extension, providing a larger master bedroom and creating a fourth bedroom or office. The property is accessed via an entrance lobby then straight into the 'L' shaped lounge diner with central fireplace.

The kitchen is also off the lounge providing those everyday needs. An inner hall leads to a cloakroom and adjacent shower room, whilst there is a further inner hall area giving access to the three sizeable double bedrooms whilst the fourth can be used as an office as it leads to a utility/conservatory with joint purpose.

Outside the rear garden has been laid to Astro turf for easy maintenance with a timber shed and summer house. A further area also exits to the rear of the garage for extra space. The front has been block paved allowing for off road storage of vehicles and leads to both the entrance door and garage.

LOCATION:

Pinewood is a sought after location situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.

ENTRANCE LOBBY:

9'5 x 4'11 (2.87m x 1.50m)

Coved, wooden flooring and personal door to garage.

LOUNGE/DINER:

22'6 red to 13'0 x 15'3 red 9'3 (6.86m red to 3.96m x 4.65m red 2.82m)

Double glazed picture window to front elevation, further window to front elevation, two radiators, parquet flooring and fire surround with inset gas coal effect fire.





KITCHEN:

10'5 x 8'10 (3.18m x 2.69m)

Smooth ceiling, one a a quarter bowl inset sink unit with cupboards under, floor standing cupboards and drawers, with adjacent work tops, matching wall mounted cupboards, filter hood over oven area, double glazed window and door to side elevation. Built in broom and storage cupboard and tiled floor.

INNER HALL:

Access to loft space, radiator, wood laminate floor and built in drying cupboard.

CLOAKROOM:

5'7 x 2'7 (1.70m x 0.79m)

Double glazed frosted window to side elevation, wash hand basin, low level WC, tiled walls and wooden flooring.

SHOWER/WC:

5'5 x 5'1 (1.65m x 1.55m)

Double glazed window to side elevation, low level WC, vanity wash hand basin, corner shower unit with screen door, towel radiator and wooden flooring.

BEDROOM 1:

13'1 x 9'10 (3.99m x 3.00m)

Coved, double glazed window to rear elevation, radiator, wood laminate flooring and fitted wardrobe cupboards with sliding doors.

BEDROOM 2:

10'11 x 9'5 (3.33m x 2.87m)

Coved, double glazed window to side elevation and radiator.

BEDROOM 3:

10'10 x 9'7 (3.30m x 2.92m)

Coved, double glazed window to side elevation, radiator and wood laminate floor.

BEDROOM 4/OFFICE:

9'1 x 8'10 (2.77m x 2.69m)

Glazed window and door to conservatory, radiator and wooden flooring.

CONSERVATORY/UTILITY AREA:

10'6 x 8'10 (3.20m x 2.69m)

Polycarbonate roofing, double glazed to two elevations, double glazed French doors to garden, radiator and stainless steel sink unit with work top and plumbing for washing machine.

FRONT GARDEN:

Open plan laid mainly to block paving with access to front door and garage.

REAR GARDEN:

Stepping up to a raised Astro turf area, flower beds and borders, storage shed and timber summer house.

SIDE GARDEN AREA:

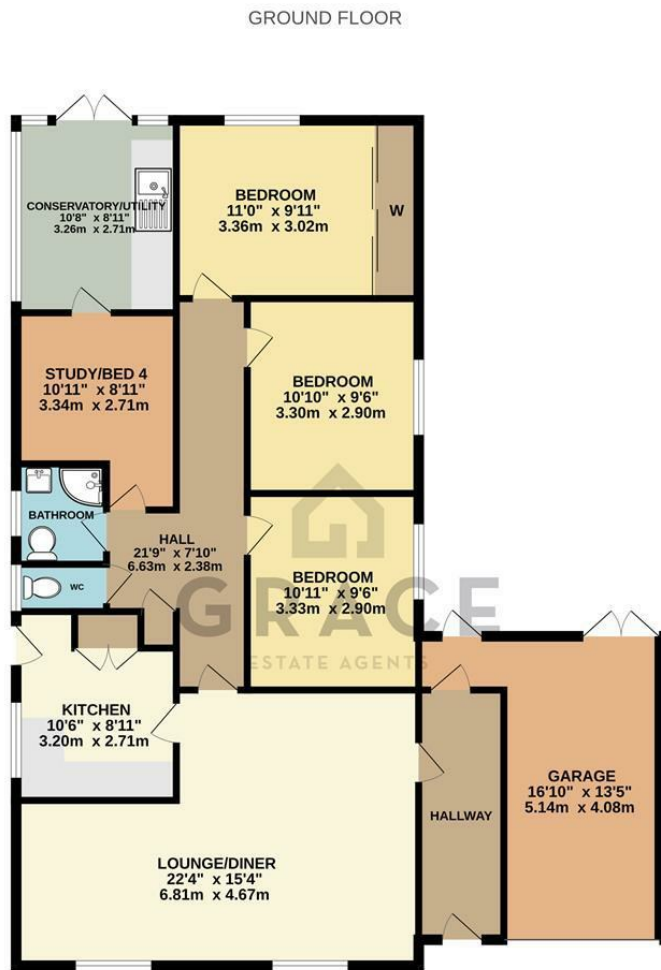
The garden continues to the side where there is additional space and access to the garage.

GARAGE:

17'5 x 8'3 (5.31m x 2.51m)

Up and over door, French doors and further pedestrian door to garden. Power and lighting, wall mounted gas boiler. Door to entrance lobby.



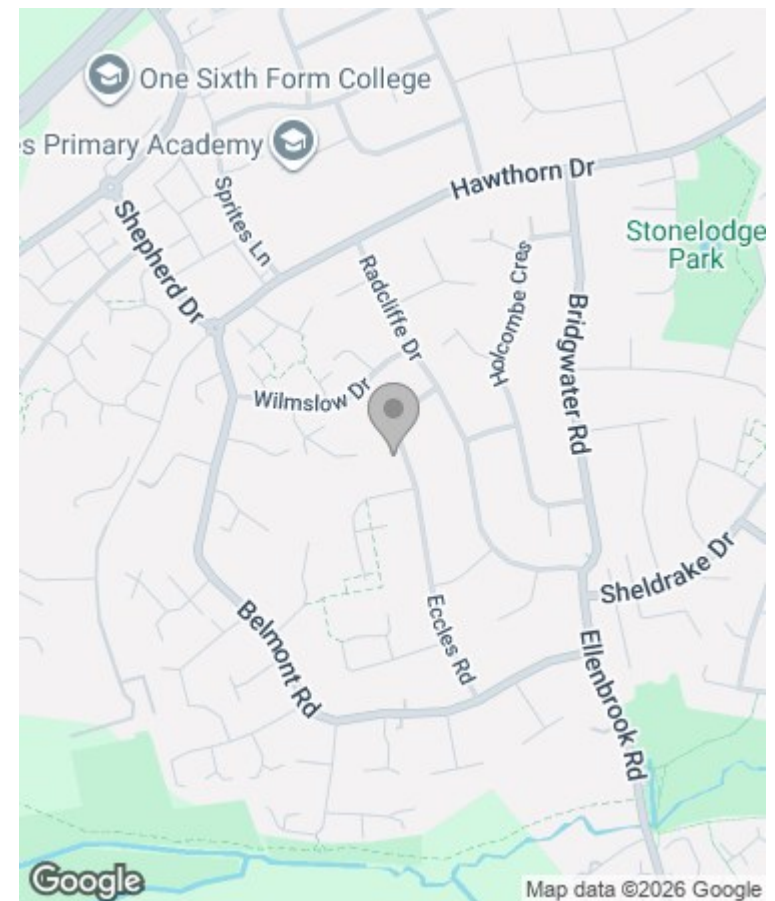


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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 & Wales	EU Directive 2002/91/EC	