



**Bixley Road, Ipswich IP3 8NT**



**welcome to**

**Bixley Road, Ipswich**

**\*\*DETACHED BUNGALOW \*\*THREE BEDROOMS \*\*CONSERVATORY \*\*KITCHEN/DINER \*\*EAST IPSWICH \*\*EXCELLENT LOCATION \*\*OFF ROAD PARKING \*\*DETACHED GARAGE \*\*GOOD SIZE REAR GARDEN \*\*NO ONWARD CHAIN**



## Three-Bedroom Detached Bungalow - East Ipswich

No Onward Chain | Spacious Plot | Excellent Location

Presenting this well-positioned three-bedroom detached bungalow tucked away in the heart of East Ipswich. Set back from the road, the property benefits from ample off-road parking for at least three vehicles and an un-overlooked rear garden-perfect for outdoor entertaining.

As you enter, you are greeted by two charming bay-fronted bedrooms at the front of the property. Continuing through the hallway, you will find a third bedroom, followed by a generous living room, conservatory, and a kitchen/diner, providing flexible and comfortable living space throughout.

The bungalow is ideally located near bus routes to and from the town centre, with easy access to the A12 and A14. It falls within the catchment areas for Copleston High School and Britannia Primary School, and is only a short walk from St Albans as well as major retailers including John Lewis, Sainsbury's, and B&Q.

Additional nearby amenities include Ipswich Hospital, local shops, doctors' surgeries, restaurants, and bars-making this property convenient for residents of all ages. Subject to planning permission, there is potential for extension or development.



**view this property online** [williamhbrown.co.uk/Property/IPW104005](http://williamhbrown.co.uk/Property/IPW104005)



### Entrance Door Into-

### Porch

### Hallway

### Bedroom 1

12' Max x 11' ( 3.66m Max x 3.35m )

### Bedroom 2

12' Max x 11' 11" ( 3.66m Max x 3.63m )

### Bedroom 3

6' 8" x 11' 11" Max ( 2.03m x 3.63m Max )

### Living Room

13' 7" x 11' 11" max ( 4.14m x 3.63m max )

### Conservatory

12' 7" x 6' 10" ( 3.84m x 2.08m )

### Bathroom

### Kitchen

23' x 11' ( 7.01m x 3.35m )

### External Details



welcome to

## Bixley Road, Ipswich

- COPLESTON SCHOOL CATCHMENT
- LOCAL TO IPSWICH HOSPITAL AND SHOPS
- BUS STOPS IN AND OUT OF TOWN
- DETACHED BUNGALOW
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£355,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPW104005](http://williamhbrown.co.uk/Property/IPW104005)



Property Ref:  
IPW104005 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01473 721965**



[IpswichEast@williamhbrown.co.uk](mailto:IpswichEast@williamhbrown.co.uk)



33 Woodbridge Road East, IPSWICH, Suffolk,  
IP4 5QN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**