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Bixley Road

Copleston Catchment, Ipswich, IP3 8NP

Guide price £375,000

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Situated within walking distance of Ipswich Hospital, Copleston High School and two parades of shops and amenities, Rushmere Heath, bus stops with regularly bus service, short drive or bus ride into Ipswich town and waterfront, further larger shops, restaurants, petrol stations and amenities. Easy access on to the A14.

A beautiful large well presented family home with good off road parking and generous garden in an ever popular area - book a viewing today so as to not miss out!

Front Garden

There is a tarmac drive providing parking for two average length vehicles and the front garden is shingled with dark chippings and hydrangeas. There is ample potential for additional parking for at least two possibly three further vehicles as can be seen from the next door property.

Entrance Hallway

Double glazed front entrance door from arched entrance porchway, stairs to first floor, radiator, understairs storage area and doors to dining / lounge area and the kitchen.

Dining Room

13'0" x 11'0" (3.97 x 3.36)

Bay window to front with views over a magnificent flowering cherry tree, which is an absolute picture of pink in late April and lovely golden leaves in the autumn which helps to provide screening from the main road and a radiator. The focal point of the room is an original tiled fireplace and surround with gas fire positioned, (not tested).

Lounge

16'2" x 11'11" (4.93 x 3.64)

Large radiator, stone hearth fireplace that is incorporating an electric fire, bifolds opening out into the conservatory and a hatch through to the kitchen.

Conservatory

13'5" x 9'6" (4.09 x 2.91)

Carpet flooring, radiator, wall lights and power. uPVC construction with double glazed windows and doors and polycarbonate replacement roof. Double glazed French doors to rear garden together with double glazed door to side.

Kitchen

15'5" x 6'11" (4.70 x 2.13)

Modern replacement bespoke fitted kitchen with a 1 1/2 bowl sink unit, quartz hob with a single oven beneath, ample selection of modern units comprising base drawers, deep pan drawers, cupboards and eye level units, double doors to an additional cupboard with shelving, windows to side and rear, which are south and easterly facing, making this a lovely sunny room for a good part of the day. Double radiator, glazed door and a window to the rear, dishwasher, washing machne and tumble dryer to stay, recessed ceiling spotlights, tiling and a hatch leading through to the lounge area. Space for full height fridge / freezer.

Landing

Window to the side, cupboard housing the modern trip switch fuse board.

Bedroom One

12'10" x 11'2" (3.92 x 3.42)

Bay window to the front, double radiator, full width fitted wardrobes with space and shelving, plus matching, dressing table, and bedside cabinets.

Bedroom Two

11'11" x 10'10" (3.63m x 3.30m)

Radiator, window to rear with nice views over the rear garden, double doors to a built-in airing cupboard housing the Intergas HRE wall mounted boiler.

Bedroom Three
8'9" x 7'0" (2.68 x 2.14)
Radiator, window to rear with views over the rear garden, fitted wardrobes and a bedside table.

Shower Room
6'11" x 5'11" (2.11 x 1.82)
Replacement shower room, comprising a double size walk-in shower enclosure with a Myra Sprint wall mounted shower and mermaid backing style board, extractor fan, W.C., wash hand basin, chrome heated towel rail, wall mounted cabinet with mirror and light, window to front and fully tiled walls.

Rear Garden
135 (41.15m)
The rear garden is split over four sections and commences with a side patio area which is south facing, unoverlooked from the side and an absolute suntrap, makes a lovely little area for sitting out having a morning cuppa or al fresco lunch. Immediately behind the garage and accessed via double doors from the garage is a large concrete and shingle hard standing ideal for anyone with a motorboat, caravan, etc.

The first part of the garden commences with the lawn, which is enclosed by panel fencing and very neat hedging with additional rhododendrons, good size and good condition timber shed, a pond area and a gravelled area ideal for a sheltered seating spot. The second part is a further area of raised lawn enclosed by high rhododendrons, which are an absolute picture of colour in the late springtime with additional conifers and shrub borders, completely unoverlooked from the rear backing onto mature trees. The third part has a further area of raised lawn fully enclosed by conifers and established shrubs and trees. The fourth part has a rear work area behind the conifers ideal for compost, etc.

Garage
15'5" x 10'8" (4.72 x 3.27)
Wider and taller than an average garage with an electric up and over door with power and light and lockable double doors to the rear garden.

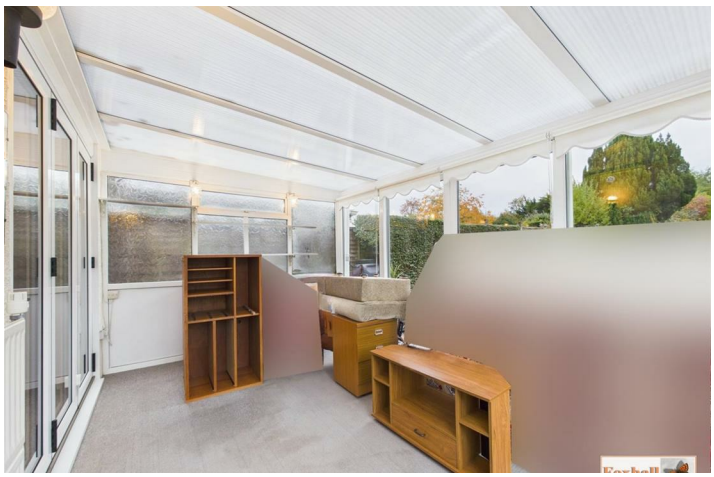
Agents Notes
Tenure - Freehold
Council Tax Band - C
Please Note The stairlift on the stairs is being removed after 19th November.

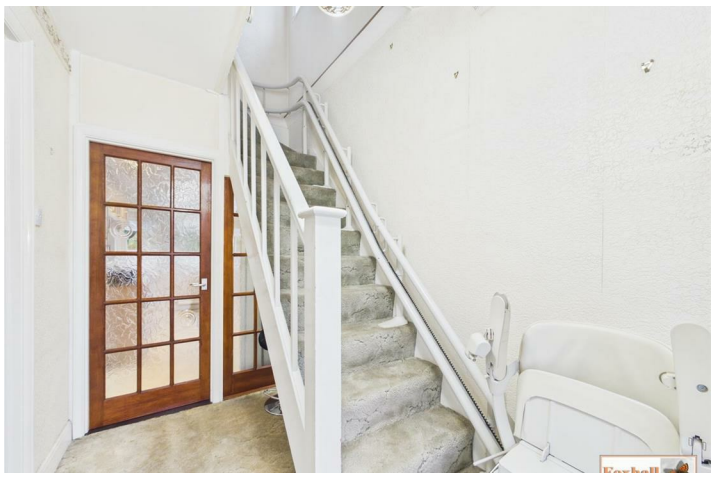
























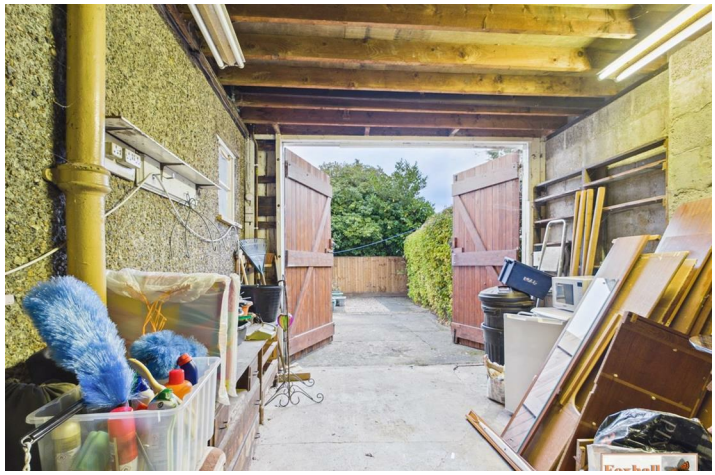




























Road Map



Hybrid Map



Terrain Map



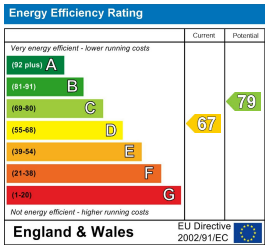
Floor Plan

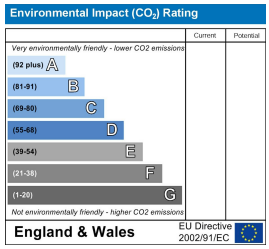


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.