



- **Five-bedroom chalet bungalow**
 - **Over 3,000 sq ft of accommodation**
 - **Spacious living room**
- **Separate dining room with doors to Garden**
 - **Four ground-floor bedrooms**
- **25 ft+ first-floor principal bedroom**
- **Easy access to amenities, town centre & A14**
- **Popular Bixley Road location**



Entrance Hall

31'7" x 3'10" (9.64 x 1.19)

Long entrance hall, with radiator to right side. Spiral staircase to upper level with wooden stairs, grey spindles and black handrail. Wood effect flooring.

Bedroom 1

12'8" x 10'7" (3.87 x 3.23)

Double glazed bay window to front aspect. Radiator below window. Grey Laminate Flooring.

Located on the popular Bixley Road, this deceptively spacious five-bedroom chalet bungalow offers flexible and generous accommodation arranged over two floors, making it ideal for families, multi-generational living, or buyers seeking adaptable space.

The ground floor comprises a spacious living room positioned to the left-hand side of the property, a separate dining room ideal for entertaining, and a large kitchen measuring over 14 ft with ample storage and worktop space.

Also on the ground floor are four well-proportioned bedrooms, providing excellent versatility for use as bedrooms, home offices, or additional reception rooms if required, along with a family bathroom and central hallway.

To the first floor is an exceptionally large fifth bedroom, extending over 25 ft in length, creating an impressive principal bedroom, with additional storage areas off the landing.

The property offers approximately 3,066 sq ft (284.8 sq m) of internal accommodation, a rare level of space for a chalet bungalow in this location.

Conveniently positioned close to local amenities, schools, and transport links, including easy access to Ipswich town centre and the A14, this is a rare opportunity to acquire a chalet bungalow of this size within a well-established residential area.

Early viewing is highly recommended to fully appreciate the space and flexibility on offer.





Bedroom 2

11'4" x 10'8" (3.46 x 3.27)

Double glazed bay window to front aspect. Radiator below window. Grey Laminate Flooring.

Bedroom 3

11'0" x 10'8" (3.36 x 3.27)

Double glazed window to side aspect. Radiator below window. Carpeted.



Bathroom

9'6" x 6'6" (2.91 x 2.00)

Upright cubicle shower, separate bath, low level WC with wall mounted sink. Frosted Glass window to side aspect. Dark grey flooring. Heated towel rail, and tiled to head height throughout.

Bedroom 4

10'0" x 10'8" (3.06 x 3.27)

Double glazed window to side aspect. Radiator below window. Grey Laminate Flooring.



Living Room

14'5" x 12'8" (4.41 x 3.87)

Double glazed window to side aspect. Radiator to adjacent wall of the hallway. Dark grey carpet. Double doors leading to dining room.

Dining Room

13'3" x 12'8" (4.04 x 3.87)

Double glazed patio doors to rear aspect, leading to Garden. Double doors to living room. Radiator to adjacent wall of the kitchen. Wood effect Laminate Flooring.

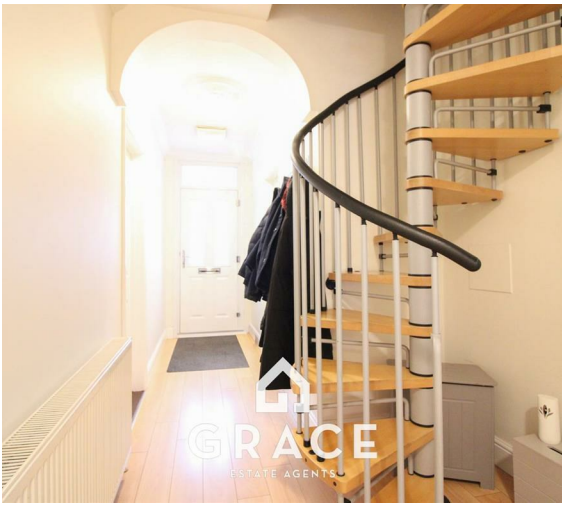


Kitchen

14'2" x 13'1" (4.32 x 3.99)
Matching eye level and low level base units. Single Oven, Electric Hob and Extractor. Stainless Steel sink. Double glazed window above sink to rear aspect. Matching island/breakfast bar central.

Bedroom 5

25'1" x 12'11" (7.66 x 3.94)
Several Velux windows to side aspects, and small double glazed window to rear aspect. Radiator to side aspect. Grey Carpet.



Garden

Large Garden with grass including rear garage for storage. Decked areas to rear of dining room.

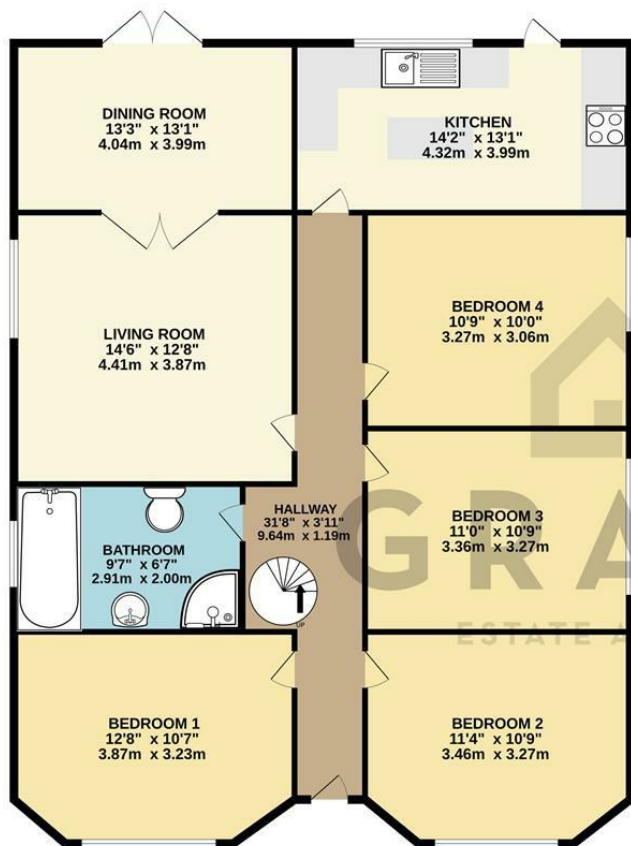




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GROUND FLOOR
2241 sq.ft. (208.2 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



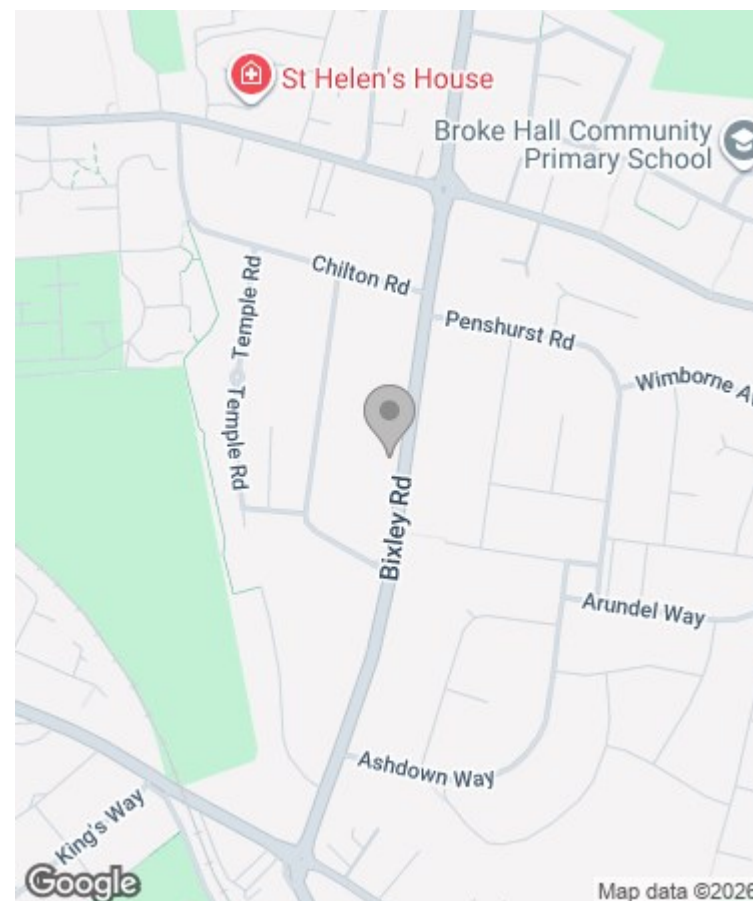
TOTAL FLOOR AREA : 3066 sq.ft. (284.8 sq.m.) approx.

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.

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		
(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	