



- **Five-Bedroom Detached Chalet Bungalow**
 - **Over 3,000 sq ft of accommodation**
 - **Two Reception Rooms**
 - **Four Ground-Floor Bedrooms**
- **25 ft+ first-floor principal bedroom**
- **Desirable School Catchment Area**
 - **Landscaped Rear Garden**
 - **Ample Off Road Parking**
 - **Detached Single Garage**



Entrance Hall

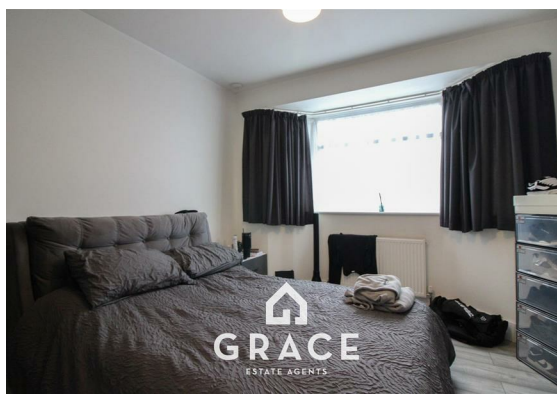
31'7" x 3'10" (9.64 x 1.19)

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.



GRACE ESTATE AGENTS are delighted Situated on the highly regarded Bixley Road, this substantial five-bedroom detached chalet bungalow offers over 3,000 sq ft of versatile accommodation, providing excellent space for modern family living.

The ground floor features four well-proportioned bedrooms, alongside two reception rooms, offering plenty of flexibility for family life, entertaining, or home working. The impressive first floor is dedicated to a principal bedroom extending to over 25 ft, creating a generous and private bedroom suite.

Outside, the property benefits from a beautifully landscaped rear garden, providing an attractive and secluded space for outdoor dining and relaxation. To the front, there is ample off-road parking, complemented by a detached single garage.

The property is also ideally positioned within a desirable school catchment area and is conveniently located for Ipswich Hospital, which is accessible via a short walk or drive. With its substantial accommodation, generous bedrooms, excellent parking and sought-after location, this is a particularly appealing family home.



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

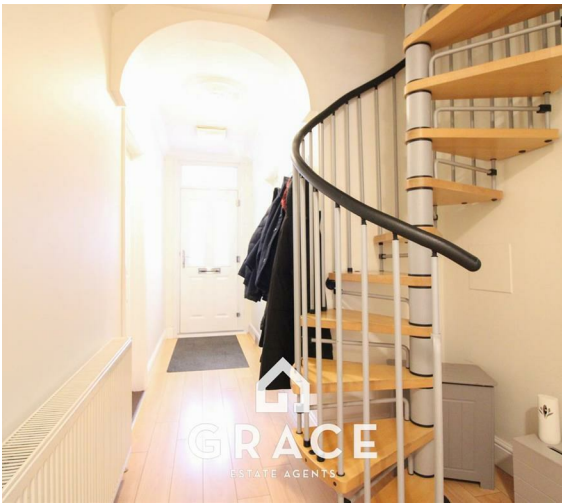
14'2" x 13'1" (4.32 x 3.99)
Matching eye level and low level base units. Single Oven, Electric Hob and Extractor. Stainless Steel sink. Double glazed window above sink to rear aspect. Matching island/breakfast bar central.

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.

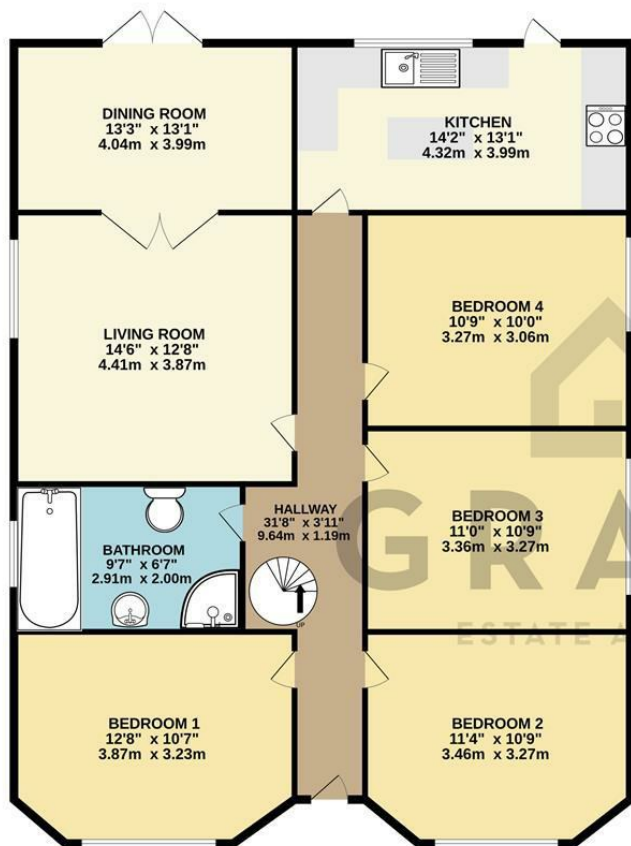




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GROUND FLOOR
2241 sq.ft. (208.2 sq.m.) approx.

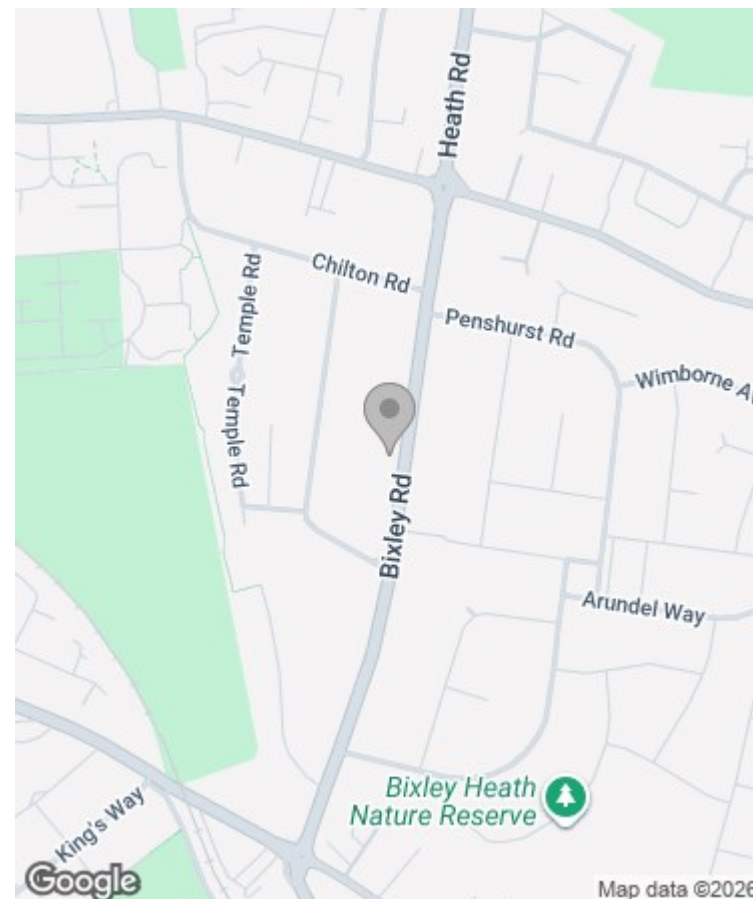


1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



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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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	70 79

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	

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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