

Main Road, Bucklesham, Ipswich



- POPULAR BUCKLESHAM VILLAGE
- STUNNING FOUR BEDROOM FAMILY HOME
- KITCHEN AND SEPARATE UTILITY ROOM
- SOLAR PANELS WITH BATTERY AND ANNUAL RETURN
- EV CHARGING POINT
- SET ON A PLOT OF APPROXIMATELY 0.22 OF AN ACRE
- DRESSING ROOM AND EN-SUITE BATHROOM TO BEDROOM ONE
- SITTING ROOM AND STUDY/PLAYROOM
- DOUBLE GARAGE AND OFF ROAD PARKING

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### Main Road, Bucklesham, Ipswich

This STUNNING FOUR BEDROOM FAMILY HOME is situated on a plot approximately 0.22 of an acre in the popular village of BUCKLESHAM, with a PRIVATE, GENEROUS GARDEN, DOUBLE GARAGE and off road PARKING for MULTIPLE VEHICLES. Accommodation comprises cloakroom, sitting room, study/playroom, kitchen/breakfast/dining room with separate utility room downstairs, with four bedrooms, two with en-suites, and a family bathroom upstairs. The property additionally benefits from an EV charging point and water softener and an early viewing is strongly advised.

**£700,000**

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## Entrance hall

Panel windows and door to front, further window to front, stairs to first floor with storage cupboard, opening through to the inner hallway, door to the downstairs cloakroom and double doors overlooking and leading onto the garden.

## Downstairs cloakroom

Tilt and turn window to side, hand wash basin, WC and heated towel rail.

## Inner hallway

Under stairs storage cupboard and doors to the sitting room and kitchen/breakfast room.

## Sitting room

6.10m x 3.67m (20' 0" x 12' 0") Dual aspect room with two windows to the front and one to the side, feature fireplace with log burner, double doors to:

## Study/playroom

3.89m x 2.93m (12' 9" x 9' 7") Dual aspect room with windows to side and rear, further set of double doors into:

## Kitchen/breakfast/dining room

8.46m x 4.22m (27' 9" x 13' 10") Double aspect room with two windows to rear and window to side overlooking the garden, velux window, door to utility room and door back to the inner hallway. There is space at one side of the room for a family dining table, in the middle there is an island with Quartz worktop, space for seating and storage under. There are a range of further matching base and eye level units with Quartz worktops, butler sink, Rangemaster with five ring induction hob (less than a year old at the start of marketing) and extractor over, There is a Smeg integrated dishwasher and space for a freestanding fridge/freezer.

## Utility room

2.60m x 2.14m (8' 6" x 7' 0") Stable door to side leading into the garden, range of matching base and eye level units with worktop over, water softener, space for a fridge/freezer, and space and plumbing for a washing machine and tumble dryer.

## First floor landing

Doors to a storage cupboard, access to loft, all four bedrooms and the family bathroom.

## Bedroom one

3.89m x 2.94m (12' 9" x 9' 8") Window to side, archway to:

## Dressing area

1.98m x 1.67m (6' 6" x 5' 6") Fitted sliding wardrobes, door to the en-suite and door back to landing

## En-suite bathroom

2.39m x 2.37m (7' 10" x 7' 9") Window to side, freestanding roll top bath, shower cubicle, hand wash basin, WC and heated towel rail.

## Bedroom two

3.71m x 3.69m (12' 2" x 12' 1") Dual aspect room with windows to front and side, overlooking the garden, door to:

## En-suite shower room

2.71m x 1.44m (8' 11" x 4' 9") Shower cubicle, hand wash basin, WC and heated towel radiator.

## Bedroom three

3.14m x 3.66m (10' 4" x 12' 0") Dual aspect room with windows to front and side.

## Bedroom four

2.65m x 2.62m (8' 8" x 8' 7") Window to front, built-in wardrobes.

## Family bathroom

3.17m x 2.57m (10' 5" x 8' 5") Velux window, freestanding roll top bath, shower cubicle, hand wash basin, WC and heated towel rail.

## Outside

The front of the property has a gated entrance with a large lawned area and driveway providing off road parking for multiple vehicles. There is access to the double garage which has two electric roller doors, personnel door and window to side, with power and light connected There is access to the front door and a side gate leads to garden. The side of the property has a shed which is to remain, as well as a log store.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder predominately laid to lawn with a patio area the rear, flower, plant and shrub borders and raised patio/flower bed area, enclosed by wooden fencing.

## Agents note

The property benefits from solar panels with a battery providing a return of approximately £700,00 per annum.

## Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected.  
Council tax band. E  
EPC rating TBC.  
Our ref: 5MwEr.

## Location

Bucklesham is a popular village with its own primary school, village hall, public house and Church. There is also a playing field, which is solely for the enjoyment of the residents (and their friends) of the village.

Located just seven miles from the market towns of Woodbridge, Felixstowe and Ipswich, which all offer independent and national shops, bars, restaurants, leisure centres and railway stations, with Ipswich having a mainline railway station with a direct link to London Liverpool Street . There is easy access to the A12/A14, as well as the beautiful Suffolk Heritage Coast, and for the sailing enthusiast, there are many options at the River Deben, Orwell and Felixstowe seafront.

## Directions

Using a SatNav, please use IP10 0DP as the point of destination.

## Disclaimer

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## Money Laundering Regulations

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The above floor plans are not to scale and are shown for indication purposes only.