



# Palmer & Partners



Crowland Close, Ipswich, Suffolk, IP2  
9BB  
Offers in excess of £300,000

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- Detached Bungalow
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen
- Bathroom
- Off-Road Parking & Detached Garage
- Low-Maintenance Rear Garden



This nicely presented three-bedroom detached bungalow is located towards the southwest side of Ipswich down a quiet cul-de-sac. The bungalow benefits from off-road parking to the front for three cars, a detached garage to the front, a low-maintenance rear garden, double-glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises an entrance lobby, lounge/dining room, kitchen, family bathroom, and three bedrooms.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The

town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

**Outside - Front:** There is a substantial block-paved driveway providing off-road parking for three cars, access to the garage, and a gate to the side leading to the rear garden.

**Entrance Lobby:** 3'3" x 2'2" (1m x 0.66m) Laminate floor and opening into:

**Lounge/Dining Room:** 18'10" x 14'8" (5.74m x 4.47m) Double-glazed floor-to-ceiling picture window to the front aspect, a radiator, laminate floor, and a door leading to:



**Inner Hallway:** Built-in cupboard, laminate floor, access to the loft, and doors leading to the remainder of the rooms.

**Kitchen:** 9'6" x 7' (2.9m x 2.13m) Fitted with a range of matching eye and base units with drawers, square edge work surfaces, sink and drainer, tiled splashbacks, integrated electric oven and hob with extractor hood over, space for a fridge freezer and washing machine, a radiator, double-glazed window to the front aspect, and a

double-glazed door opening out to the side.

**Family Bathroom:** 9'8" x 6'6" (2.95m x 1.98m) A three-piece suite comprising a bath with shower over, low-level WC and pedestal hand wash basin, along with a radiator, tiled walls and floor, and double-glazed opaque window to the side aspect.

**Bedroom One:** 13'11" x 12'3" (4.24m x 3.73m) Double-glazed window to the rear aspect, a radiator, and laminate floor.

**Bedroom Two:** 10'10" x 9'8" (3.3m x 2.95m) Double-glazed window to the rear aspect, a radiator, laminate floor, and built-in double wardrobe with overhead storage.

**Bedroom Three:** 10'5" x 6'1" (3.18m x 1.85m) Double-glazed French doors opening out to the rear garden, a radiator, laminate floor, and built-in double wardrobe with overhead storage.

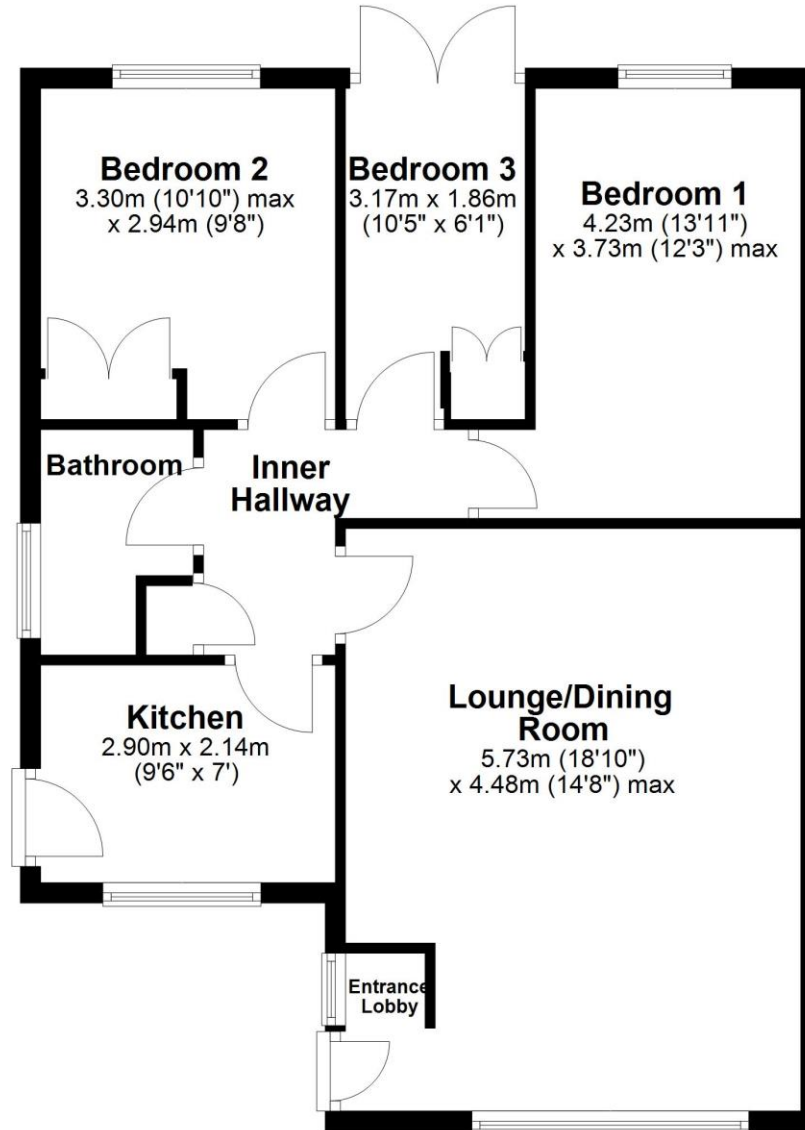
**Outside - Rear:** The garden has a patio seating area leading out from the lounge/dining room

with the remainder being laid to shingle and enclosed by fencing. There are raised flowerbeds and ample space for plenty of containers and flowerpots.

**Detached Garage:** 16'5" x 8'3" (5m x 2.51m) Electric up and over door with power and lighting connected.

## Ground Floor

Approx. 71.3 sq. metres (767.1 sq. feet)



Total area: approx. 71.3 sq. metres (767.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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