



Established family home in sought after area

Burnt Oak, 3 Purdis Place, Bucklesham Road, Ipswich, IP3 8UJ

Freehold





6 bedrooms & nursery • 3 bath/shower rooms (2 en suite) • 3 reception rooms & conservatory • detached triple garage, office above • double garage • landscaped gardens

Local information

The house is situated in a lovely tucked away position at the end of a private drive off Bucklesham Road, one of the most popular residential roads on the eastern outskirts of the town of Ipswich.

The property is located near Purdis Heath Golf Club and within striking distance of Ipswich Hospital.

Ipswich itself has a range of facilities and amenities including a main line rail link to London's Liverpool Street Station.

Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a range of sports clubs and societies, restaurants and high street stores.

There is an excellent choice of schooling in both the state and private sectors. Buses to local schools can be accessed from Bucklesham Road.

Ipswich enjoys good road links via the A12 to the South and A14 to the Midlands and M11. The Ipswich station provides a main line rail link to London's Liverpool Street station (journey time from approximately 65 minutes).

About this property

Burnt Oak is a 1920's detached family home providing light and airy, versatile accommodation within the main house including a

ground floor guest bedroom suite.

In addition to this there is the wonderful studio/home office above the triple garage which could be converted to additional accommodation subject to planning permission.

The accommodation in brief includes a spacious reception hall, sitting room with gas fire, snug, sitting room/dining room, office and conservatory with underfloor heating and bi-fold doors.

The kitchen has base and wall mounted units with Bosch appliances and the utility room benefits from a second hob. This room also has an integral door which gives access to the attached double garage.

A guest bedroom suite with dressing room and en-suite are situated beyond the drawing room.

On the first floor there is a master bedroom suite with dressing room and en-suite, three further double bedrooms, a single bedroom, nursery, a family bathroom, a cloakroom and separate shower.

Outside

The property is approached over a tarmac drive which leads in through automatic wrought iron gates.

There are shingled parking areas



either side of the drive. The shingled parking area extends around the west of the house to the detached triple garage block and the attached garage to the rear.

There is an extensive area of decking to the east of the house perfect for al fresco dining.

Lawned gardens extend around the house to the north east, south east and north west.

Services

Mains gas, electricity, water & drainage.

Directions - IP3 8UB

Tenure

Freehold

Local Authority

Suffolk Coastal District Council

Viewing

Strictly by appointment with Savills





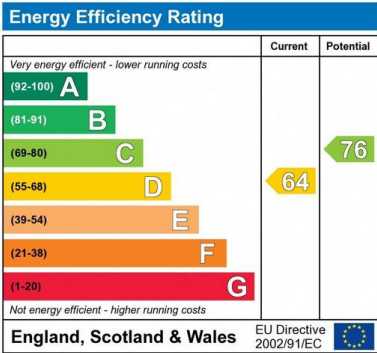
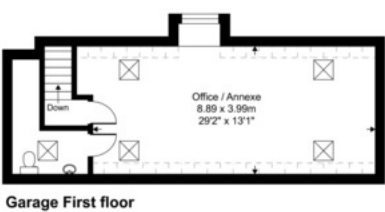
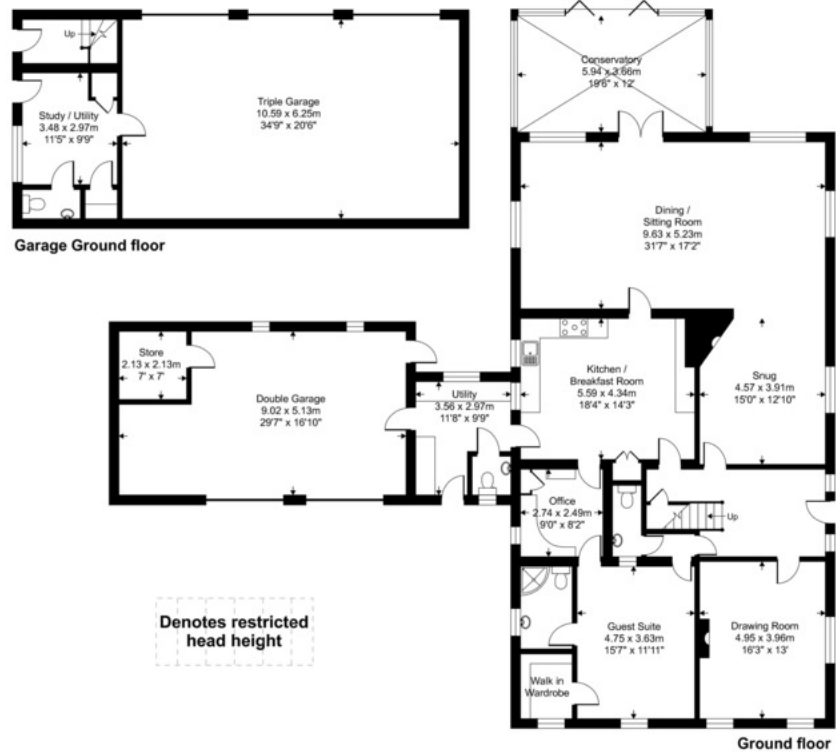
Bucklesham Road, Ipswich, IP3

Gross internal floor area (approx):

505 sq m / 5437 sq ft (Includes Garages, Office / Annexe & Excludes Restricted Head Height)

For Identification only - Not to scale

Niche Communications



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91020151 Job ID: 137389 User initials: KS

