

Kelvedon Drive, Rushmere St.
Andrew, Suffolk, IP4 5LQ
Asking Price £450,000

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- Detached Modern Property
- Well Presented Throughout
- Four Bedrooms
- Bathroom & Ensuite To Master
- Downstairs Cloakroom
- Open Plan Kitchen/Dining Room
- Separate Living Room With Wood Burner
- Conservatory
- Snug & Utility
- Solar Panels
- Off Road Parking For Multiple Vehicles
- Rear Garden Backing Onto Woodland



This four-bedroom modern detached property backing onto woodland is located on the popular Bixley Farm Development on the eastern outskirts of Ipswich. The property is well presented throughout with gas central heating and double glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a hallway, a living room with wood burner, a snug, a utility, a cloakroom, a modern fitted kitchen/dining room and a conservatory whilst to the first floor are four bedrooms, an ensuite to the master and a family bathroom. There is off road parking for multiple vehicles, solar panels and rear garden backing onto woodland. A local primary school and high schools, hospital, shops and access to the A12/A14.

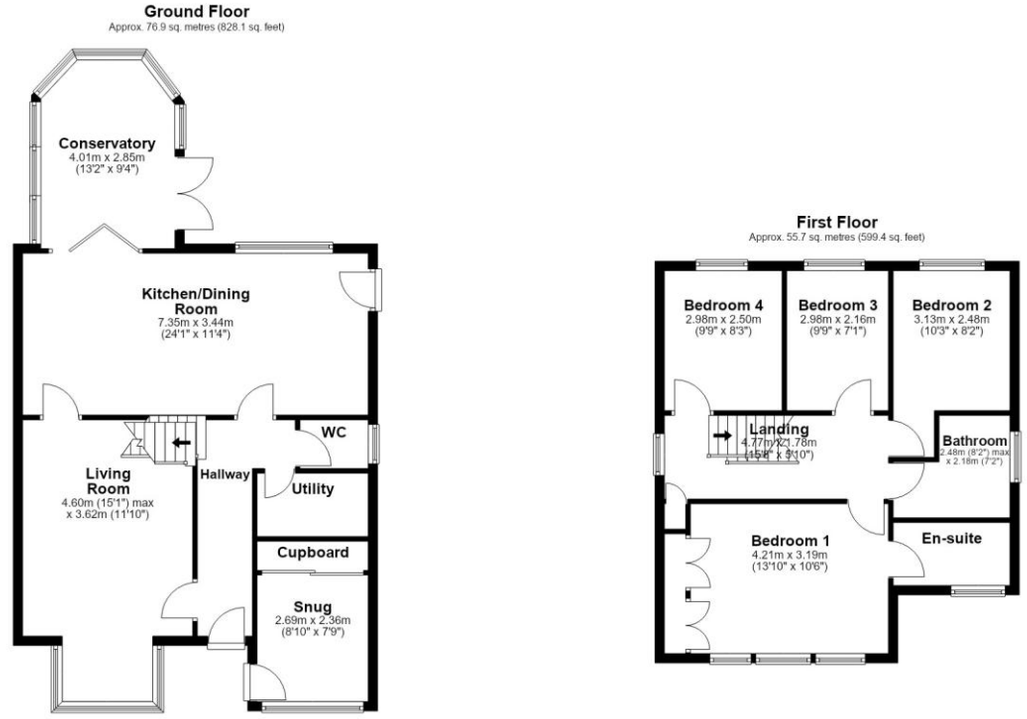
Rushmere St Andrew is served by a wide range of local amenities including local shops, takeaways, schools, bus routes and open green areas as well as the main Ipswich Hospital. Nestled between Ipswich, with a mainline railway station providing direct links to London Liverpool Street Station, and Kesgrave, it is also ideally located for access to the A12 and A14 trunk roads together with the large range of amenities that Martlesham has to offer.

Outside – Front: There is a brick paved driveway providing off road parking for multiple vehicles and side gate leading into the rear garden.
Front Door: Into:
Hallway: Radiator and stairs leading off.
Living Room: *15'1" x 11'10" (4.6m x 3.6m)* Double-glazed bay window to the front aspect, ceiling inset spotlights, wood burner, radiator, dooring leading through to:
Kitchen/Dining Room: *24'1" x 11'4" (7.34m x 3.45m)* Double-glazed window to the rear aspect, door to the side, fitted with a matching range of modern kitchen units with solid wood worktops, sink and drainer, ceiling inset spotlights, built in neff induction, built in neff oven, integrated fridge freezer, integrated dishwasher and radiator.
Conservatory: *13'2" x 9'4" (4.01m x 2.84m)* Double-glazed windows and doors leading to the outside.





Snug: *8'10" x 7'9" (2.7m x 2.36m)* Double-glazed window to the front aspect, ceiling inset spotlights, radiator and built-in cupboard with sliding door.
Cloakroom: Double-glazed window to the side aspect, two-piece suite comprising WC and hand wash basin with tiled splashbacks and radiator.
Utility: Fitted units and solid wood worktops, space and plumbing for washing machine and space for tumble dryer, gas baxi boiler and space for fridge freezer.
Landing: Double-glazed window to the side aspect, ceiling inset spotlights, airing cupboard, radiator and loft access.
Bedroom One: *13'10" x 10'6" (4.22m x 3.2m)* Three double-glazed windows to the front aspect, ceiling inset spotlights, built in wardrobes and radiator.
Ensuite: Double-glazed window to the front aspect, walk in shower cubicle with tiled walls, hand wash basin, wc and radiator.
Bedroom Two: *10'3" x 8'2" (3.12m x 2.5m)* Double-glazed window to the rear aspect and radiator.
Bedroom Three: *9'9" x 7'1" (2.97m x 2.16m)* Double-glazed window to the rear aspect and radiator.
Bedroom Four: *9'9" x 8'3" (2.97m x 2.51m)* Double-glazed window to the rear aspect and radiator.
Bathroom: *8'2" x 7'2" (2.5m x 2.18m)* Double-glazed window to the side aspect, three-piece suite comprising bath with shower attachment, hand wash basin with drawers and WC, part tiled walls and towel radiator.
Outside – Rear: The rear garden is enclosed by panel fencing and has a patio area, lawned area and backs onto the woodland.



Total area: approx. 132.6 sq. metres (1427.4 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.




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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: E





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