

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Brendon Drive

Rushmere St. Andrew, Ipswich, IP5 1NJ

Asking price £465,000



# Brendon Drive

Rushmere St. Andrew, Ipswich, IP5 1NJ

Asking price £465,000



There are two double bedrooms which benefit from approximately £11,000 of high end contemporary grey German built joinery including wardrobes, drawers, bedside units and co-ordinated headboards the main one of which also has access to a large top of the range luxury en-suite shower room. There is electric underfloor heating throughout the bungalow and a westerly facing extensive bespoke fitted kitchen/dining room which, with the benefit of the added optional extras, is a lovely sunny room for a good part of the day with every facility that could be wished for. There is also a front to back lounge which is both east and westerly facing making it a very sunny and light room for a good part of the day with triple bi-fold doors opening directly out onto the patio area of the rear garden.

Throughout there are luxury fitments such as oak finish doors, carpets and floorings all included, plus a luxury family bathroom and a separate double built-in utility cupboard in the hallway. The property is incredibly energy efficient, being almost new with up to the minute insulation in the loft and combined with the electric underfloor heating makes this warm and cosy at all times of the year. The rear garden is an absolute low maintenance suntrap being extensively paved as part of the hard landscaping options purchased and fully enclosed, sheltered and secluded with a wide side storage area that could be ideal for erection of a shed.

In the valuer's opinion an early internal viewing is highly advised to not miss out on this fantastic opportunity.

## Front Garden

Front garden is enclosed by a feature brick wall and wrought iron picket fencing being neatly laid to lawn with inset well stocked flower/shrub borders, established tree, outside lighting and a side garden area which is laid to lawn and outside socket. The garden has a wide

paved pathway with ample room for positioning of a bench which in the afternoons get the sunshine from lunchtime onwards so is lovely to sit out having a cup of tea or a quiet read. There is a block paved driveway accommodating one vehicle in front of the garage.

## Entrance Hallway

Laminate wood flooring, inset recessed ceiling spotlights, double door opening utility cupboard with shelving and the Ideal Logic combi C35 boiler and a washing machine.

## Lounge

18'11" x 11'5" (5.77m x 3.48m)

Lovely front to back lounge which double aspect and is east and westerly facing making this an extremely sunny and pleasant room for most of the day, triple bi-fold doors opening out directly into the rear garden patio area, fireplace with electric fire in a Corian surround and hearth with underfloor heating.

## Kitchen / Diner

18'10" x 8'8" (5.74m x 2.64m)

Luxury fitted kitchen with extensive range of units comprising base drawers cupboards and eye-level units, integrated appliances including a NEFF electric oven which is brand new having never been used, NEFF induction hob and high level extractor hood over, ample worksurfaces, single drainer 1 1/2 bowl sink unit with a boiling water tap which is also a filtered cold water drinking tap, Patmore water softener, windows to front which is westerly facing making this a lovely sunny room from lunchtime onwards. Integrated fridge and freezer, integrated dishwasher, kick space heater, integrated spotlights, further ample worksurfaces and tiling.

From new, the current owner paid the builders for extra units to be fitted and this has really enhances the kitchen

experience. This includes a double pantry cupboard with twin opening doors with inset shelving plus a pull out bin store, twin pull out full height larder cupboards, plus two sets of additional quadruple drawers, further cupboards and additional worksurfaces ideal for the positioning of a toaster and microwave.

### **Bedroom One**

14'5" x 10'9" (4.39m x 3.28m)

Window to rear, contemporary grey German built fitted double built-in wardrobes, drawers, bedside units, coordinate headboards, door to en-suite and a safe.

### **En-Suite**

7'8" x 5'4" (2.34m x 1.63m)

Luxury walk-in en-suite with a walk-in double sized shower with overhead rainfall shower and additional handheld shower with fully tiled walls in the shower area. Vanity unit wash basin with cupboards beneath, W.C., window to side, illuminated mirror, chrome heated towel rail, tiled floor, half tiled walls in remainder of en-suite, extractor fan and ceiling spotlights.

### **Bedroom Two**

11'9" x 10'3" (3.58m x 3.12m)

Window to rear, contemporary grey German built fitted double built-in wardrobes, drawers, bedside units, coordinate headboards and a large double length loft access hatch.

### **Luxury Family Bathroom**

7'8" x 5'6" (2.34m x 1.68m)

Comprising vanity wash basin with drawers beneath. W.C., bath with shower attachment over, chrome heated towel rail, tiled floor, illuminated bathroom mirror, extractor fan and recessed ceiling spotlights.

### **Rear Garden**

Fully enclosed by brick wall and panel fencing, the garden is easterly facing and is an absolute suntrap especially in the mornings. The garden is low maintenance being largely paved with inset decorative fire and ice shingle area, spacious patio area ideal for having a morning cuppa, afternoon glass of wine etc with flower/shrub borders, un-overlooked from the east or southerly direction. There is also a side entrance gate which leads directly out onto the driveway in front of the garage and there is also a spacious area at the side of the bungalow again which is fully paved ideal for storage of gardening equipment, wheelie bins etc and enough space for a erection of a shed.

### **Garage**

19'5" x 10'1" (5.92m x 3.07m)

Larger than average garage with electrically operated up and over door, power and light with extensive range of power sockets, fitted workbench and shelving and eaves storage space. There is also unlike some of the other bungalows in the development a personal door

leading in and out of the garage direct from the rear garden.

### **Local Area**

The property is ideally positioned in a cul-de-sac location with no domestic vehicle access at the end making it a nice lovely quiet position.

There are ample walks and bridle path through the heathland and woodlands in the area within a five minute distance and Rushmere Heath and golf course is within a 10 minute walk. The bungalow is ideally positioned for access to Ipswich Hospital plus further selection of local shops, bus routes into Ipswich town centre, post office at Penzance Road and also the larger retail units on Grange Farm itself which has doctors surgery, playgroup and scout headquarters. The property offers easy access to the highly sought after Broke Hall Primary school and Copleston High school (subject to availability)

### **Agents Notes**

Tenure - Freehold

Council Tax Band - D

A large amount of furniture and fitments may be open to separate negotiation if required by the incoming purchasers, all of which are in immaculate condition.

SUBJECT TO PROBATE - Application is in progress







## Road Map



## Hybrid Map



## Terrain Map



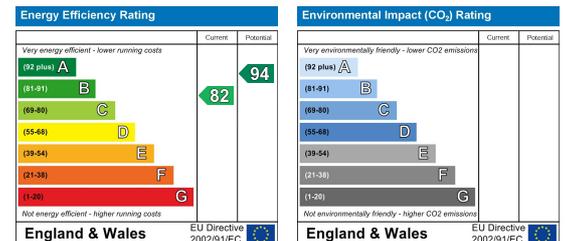
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.