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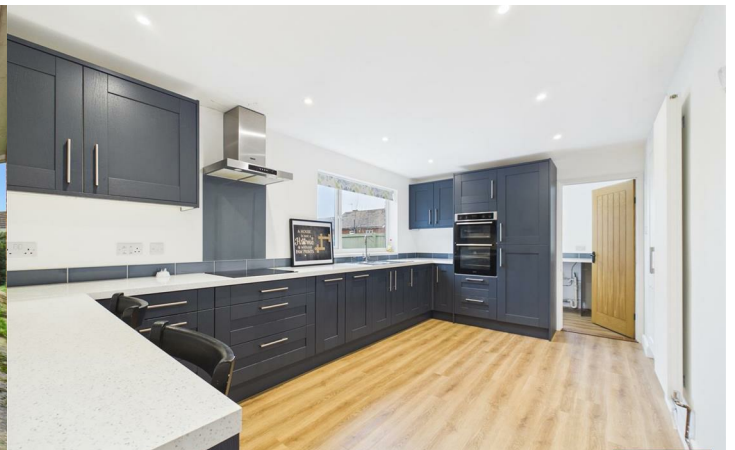
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Bixley Drive

Rushmere St. Andrew, Ipswich, IP4 5TX

Guide price £385,000



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Summary Continued

Situated in a popular location in Rushmere St. Andrew with a short walk to the local convenience store, takeaway restaurant and bus stop and a few minutes more for Rushmere Heath and Golf Course, great for walkers, cyclists, dog-walkers, golfers, etc.

A short drive to A12/A14, Ipswich and Nuffield Hospitals, further shops, restaurants, public houses, takeaway restaurants and amenities. School catchment area for both the popular Broke Hall Community Primary and Copleston High School.

Front Garden

Attractive mid high brick wall with block paved driveway with in and out entrance, grass and mature hedging to both sides suitable for off-road parking for up to 4-6 vehicles this driveway would accommodate vehicles such as trailers, caravans, horse boxes people carriers very adequately which sweeps round to the garage, grass lawn area and mature planting and bulbs, would add a further parking space if required relatively easy. Block paved pathway to the front door, outside light, under canopy to provide shelter from the rain and metal double gates with pedestrian path.

Entrance Hallway

Entrance door into the entrance hallway, solid oak doors off to the lounge, kitchen/breakfast room, bathroom, separate W.C., bedrooms one, two, three, Karndean flooring, airing cupboard with plenty of storage, radiator and access to the loft.

Lounge / Diner

19'3 x 15'4 (5.87m x 4.67m)

This is a light and airy living room with dual aspect via double glazed window to the front and double glazed

window to the side. Two large radiators, a wall mounted Dimplex electric fire (not tested), laminate flooring, coving, multiple aerial points, phone point and Karndean flooring.

Kitchen/Breakfast Room

16'8" x 9'11" (5.08m x 3.02m)

Large kitchen/breakfast room comprising a plethora of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap, inset Zanussi induction hob with splash-back, Zanussi stainless steel extractor hood, integrated slimline Zanussi dishwasher, integrated half-and-half fridge and freezer and integrated Zanussi double oven. Large breakfast bar suitable for 2 to 3 people comfortably, large upright radiator, Karndean flooring, double glazed window with fitted roller blind overlooking the rear garden, spotlights, further built-in larder cupboard and door to the utility room.

Utility Room

9'11" x 5'4" (3.02m x 1.63m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, plumbing and space for a washing machine, plumbing and space for a dryer, splash-back tiling, double glazed window to the side, stainless steel sink bowl drainer unit with a mixer tap over, tool cupboard suitable for storing Hoover, etc also housing Glo Worm wall mounted boiler, UPVC door out to the garden and an internal door to the garage.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

LVT flooring, low-flush for WC, vanity wash hand basin P shaped bath with a mixer tap and a hand held shower over, splash-back tiling, solid shower screen, extractor fan, shaver point, double glazed obscure window to the side and a heated towel rail.

W.C.

5'10 x 2'9 (1.78m x 0.84m)

Low-flush W.C., vanity wash hand basin, heated towel rail, splash-back tiling, LVT flooring and obscure double glazed window to the side.

Bedroom One

14'4 x 10'11 (4.37m x 3.33m)

Double glazed window to the rear, carpet flooring, radiator and aerial point.

Bedroom Two

11'8 x 9'5 (3.56m x 2.87m)

Double glazed window to the rear with fitted blind and vinyl flooring. This room is next door to the separate WC and wash basin and if new owners wanted to extend that room into a shower room, there is an alcove in this bedroom which may allow for this without potentially needing to change too much.

Bedroom Three

9'9 x 9'8 (2.97m x 2.95m)

Double glazed window to the front with fitted roller blind, carpet flooring and a radiator.

Rear Garden

38'7" x 50'11" (11.785 x 15.54)

Fully enclosed rear garden, mainly laid to lawn with a large patio entertaining area with retained brick borders with mature planting. Metal pedestrian gate to the side for access, shed to stay, outside tap on the pathway to the side of the property, PIR lights and outside lights. Ramp and handrails from door to patio.

Garage

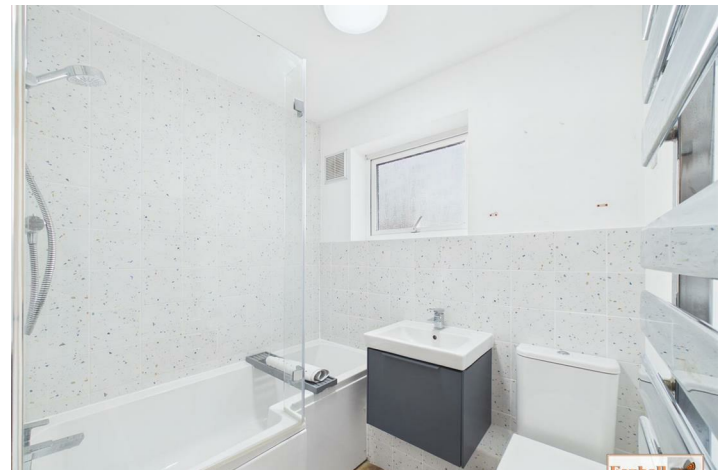
17'10" x 11'8" (5.44m x 3.56m)

Larger than average garage both extra wide and extra long from a traditional single garage therefore suitable for not only putting a car/van in but also having a workbench or such like in the garage allowing plenty of extra storage even with a car in it. Manual up and over door, loft access, steps up into the house, glazed window to the side and power and lighting.

Agents Notes

Tenure - Freehold
Council Tax Band - D
Subject to Probate









Road Map



Hybrid Map



Terrain Map



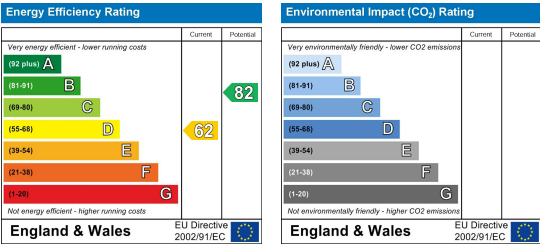
Floor Plan



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



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