



Bent Lane, Ipswich, Suffolk
£450,000

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GRACE ESTATE AGENTS are delighted to be offering this refurbished Three/Four Bedroom Bungalow in Rushmere St Andrew. Situated in a highly desired location, this property offers easy transport links both to Town and the A12/A14, as well as local amenities nearby.

PROPERTY

A chance to acquire this beautifully finished, substantial Bungalow - a Three or Four Bedroom House perfect for a Family.

This stunning, modernised bungalow provides plenty of family space, as well as Three or Four bedrooms for privacy. The Fourth Bedroom can be accessed through the Third Bedroom, which could also be used as an office or dressing room for the Third Bedroom.

The property is being sold with Planning Permission to extend - creating an opportunity to almost double the size of the existing property. Part of these plans have been carefully executed already, showing the full potential of the property. Finished to a high standard, the property has been extended to add a further bedroom and two En-Suite Bathrooms, one doubling up as a dressing room.

LOCATION

Situated on the outskirts of Rushmere St Andrew and Kesgrave, with an abundance of local amenities nearby. Just a short distance from the Ipswich Hospital, Town Centre and Woodbridge, this is a high demand area with a great mix of tranquillity and urban lifestyle.

LOUNGE

Double Glazing, Carpet Throughout

KITCHEN

Modern, Fitted Kitchen. Space for Fridge and Washing Machine, integrated Oven and Hob with Extractor, tiled floor, spotlights, rear door into garden





BATHROOM

Fully tiled wet room with integrated shelving, WC and sink with drawers

BEDROOM ONE & EN-SUITE

Double Bedroom, with En-Suite and Dressing Room, with Freestanding Bath, WC and Sink, Double Glazing, carpet in bedroom, vinyl in Bathroom

BEDROOM TWO & EN-SUITE

Double Bedroom, with En-Suite, with Walk In Shower, WC and Sink, Double Glazing, carpet in bedroom, vinyl in Bathroom

BEDROOM THREE

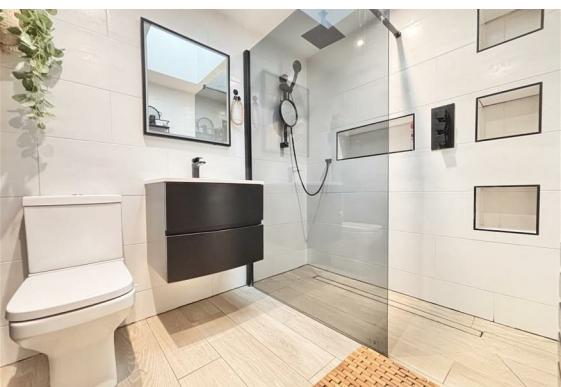
Double Bedroom, double Glazing, rear door to Garden, access to Bedroom Four

BEDROOM FOUR

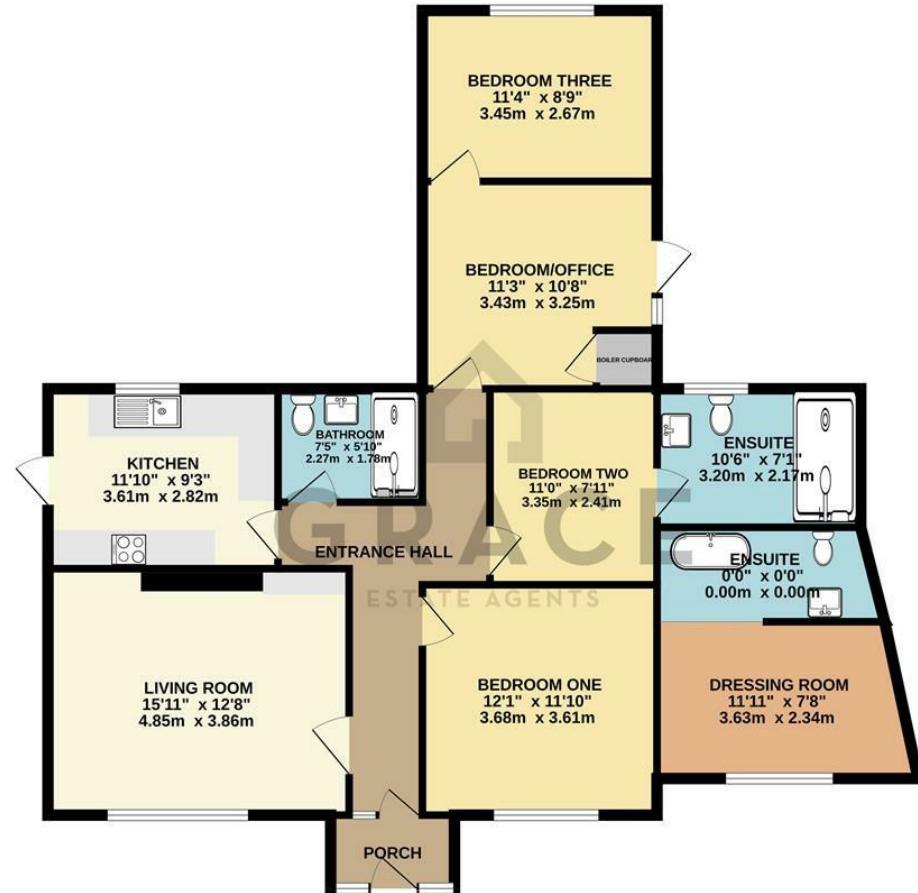
Double Bedroom, Carpet, Double Glazing

GARDEN

Large Rear Garden with Covered Area, ideal for outdoor dining or Hot Tub. Plenty of space to extend (included in Planning Permission). Currently Laid to Lawn with access to shed and garage. Alleyway to front driveway.



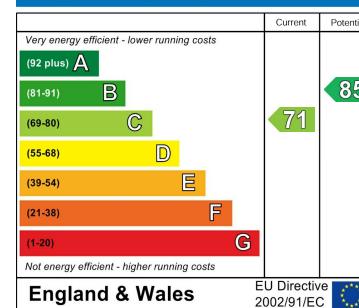
GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



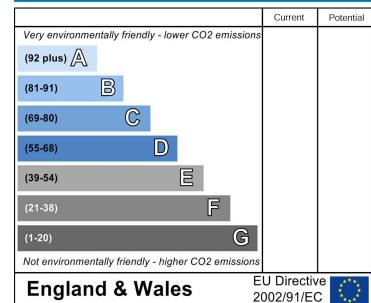
TOTAL FLOOR AREA - 1171 sq.ft. (108.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their current efficiency can be given.
Made with Maplex 0.0025



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

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