



FennWright
Signature

14 Beechwood Drive, Ipswich
IP3 8UW



14 Beechwood Drive
Ipswich
IP3 8UW

Situated on the exclusive Purdis Grange Development, Beechwood Drive is a private road accessed from the prestigious Bucklesham Road. It lies a short walk from Purdis Heath Golf Club and offers superb access to the A12/A14

This stunning detached residence offers family accommodation over three floors set in landscaped grounds which incorporate fantastic entertainment space. Finished to an incredibly high specification it has full fibre to the home with network wiring throughout the house and outbuildings, a cinema room wired for surround sound and HD projection, Aqualisa digital bath and showers, and a Nest system to control the heating. The kitchen includes all integrated appliances and the majority of windows to the front and bedrooms have plantation shutters.

- 7 bedrooms
- 2 en-suites and bathroom
- Sitting room with woodburner
- Stunning kitchen/dining room
- Landscaped grounds
- Double garage



The reception hall has stairs to the first floor, oak balustrade, double cupboard, tiled floor and oak doors off. The cloakroom has a basin, WC and contemporary tiling. A study overlooks the front and has oak flooring. The sitting room has windows to the front and side plus bi-folds opening on to the rear, oak flooring and a wood burner with brick surround and tiled hearth. The stunning kitchen/dining room has a window to the side, bi-fold doors opening to the rear and an extensive range of base and eye-level units, display cabinets, pull-out larder units, granite work surfaces and a matching island with drawers and integrated oak chopping boards. There is tiled flooring and integrated appliances include fridge and freezer, Smeg range-style cooker, dishwasher, waste disposal and wine fridge. The utility room has a window to the side, door the rear, base and eye-level units, worktops, sink, boiler cupboard and tiled floor. There is a recently installed integrated washing machine and water-softener and door to the garage.

The first floor landing has window to the front, airing cupboard, stairs to the second floor and part-vaulted ceiling. The main bedroom has a walk-in dressing area with mirrored wardrobes which leads through to the bedroom which overlooks the rear garden, part-vaulted ceiling and adjacent is the en-suite with double shower, twin sinks, WC and contemporary tiling. The guest bedroom has windows to the front and rear, a vaulted ceiling and an en-suite with window to the side, double shower, basin, WC and contemporary tiling. Three further bedrooms are on this floor, one is currently used as an additional dressing room with wardrobes and shelving, dressing table and feature wall. The bathroom has window to the front, bath, separate shower, basin, WC and contemporary tiling.

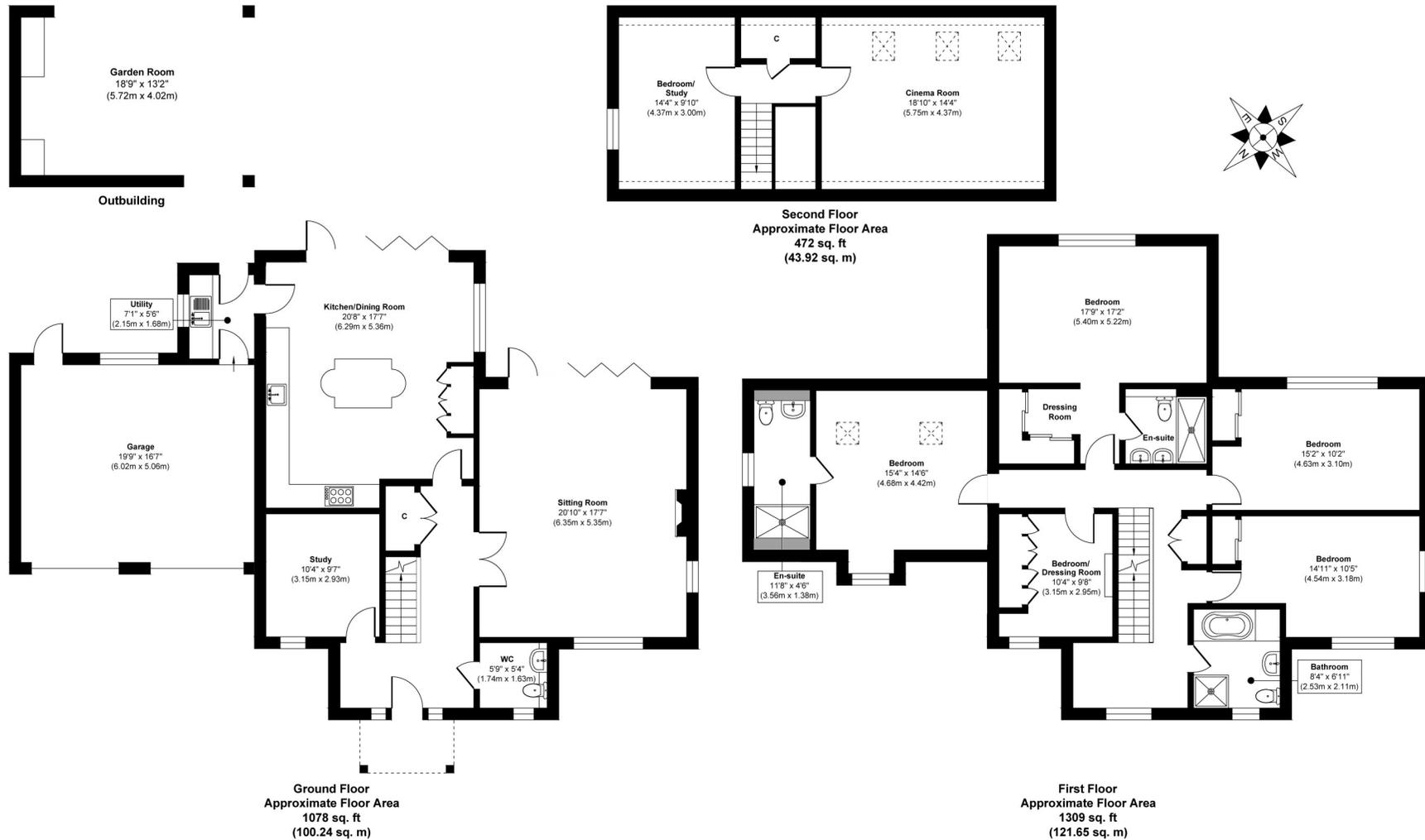
The second floor landing has a built-in cupboard and doors off to bedrooms six and seven, one is used as a snug/virtual reality/entertainment space with oak flooring and the other is a cinema room with oak flooring and wiring for surround sound HD projection.







14 Beechwood Drive, Ipswich, IP3 8UW



Approx. Gross Internal Floor Area 2859 sq. ft / 265.81 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection Regulations 2008

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Starway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



Outside

The front garden is laid to lawn with border shrubs and there is a driveway providing parking for a number of vehicles which leads to an integral double garage with twin electric roll doors, resin floor, additional power and lighting and door to the rear garden. The front of the property has dawn-to-dusk illumination.

The rear garden measures approximately 80ft. x 60ft. max and has a large paved patio area to the side and rear leading to a shaped lawn with established border shrubs and trees which is enclosed by fencing. To one side there is a log store and storage. On the opposite side are four purpose-built timber stores and power points. There is a purpose-built steel and timber entertainment hut with infrared heating, power points and wi-fi access plus built-in storage. Adjacent is a six-person hot tub with new lid and lifter which also has a canopy. The rear garden has integrated American style pop-up irrigation.

Location

Beechwood Drive lies just off the Bucklesham Road close to Purdis Heath Golf Club and a short distance from open countryside. It offers superb access to the A12/A14 and Ipswich also has a mainline station to Liverpool Street. Levington Marina is within easy reach as is Suffolk's Heritage Coast. Popular schools are within easy striking distance and there is an excellent range of local shopping facilities close by.

Directions

Proceed in an easterly direction from the town centre passing Suffolk University along Fore Hamlet and Bishops Hill. At the crest of the hill this breaks into Felixstowe Road and continue for some distance until reaching a mini-roundabout opposite St. Augustine's Church and take the second exit adjacent to the church onto Bucklesham Road. Just after the entrance to Purdis Heath Golf Club is a turning on the left into Beechwood Drive and the property will be found towards the far end on the right.

Important Information

Council Tax Band - G

Services - We understand that mains water, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Agents note

Beechwood Drive is a private road, all residents contribute towards general maintenance which includes landscaping, planting, grass cutting and street lighting.

Current cost is £739 per annum.





Ipswich
01473 232700
ipswich@fennwright.co.uk

fennwright.co.uk