

Plot 2, Brendon Drive, Rushmere St. Andrew, Ipswich, IP5 1NJ



Freehold  
**£465,000**

Subject to contract  
Please note all pictures  
are of a previous build.

2 bedrooms, bathroom & en-suite



A small mews of just 5 detached bungalows built for the over 55's very close to the shops and a bus route.

# Some details

## General information

Offered for sale with no onward chain in the heart of Bixley Farm is this striking bespoke bungalow for Over 55s. The property is currently under construction with local developer Chater Homes and comes with a 10-year NHBC warranty. We recommended that an early interest is expressed to avoid disappointment.

The property will include underfloor heating throughout, have oak finish doors, a bespoke kitchen/dining room with integrated appliances and a large, airy sitting room with bi-fold doors giving access to a lawned garden. The main bedroom will have an en-suite shower room, with further options to bespoke and completing the accommodation will be the bathroom, which again will allow a purchaser certain choices.

The property is within easy reach of local shops, amenities and is close to a bus route.

## Lounge

13'4 (max) x 12'7

## Kitchen/diner

13'4 x 9'5

## Bedroom

12'5 (max) x 11'3

## Ensuite

7'5 x 4'9

## Bedroom 2

12'5 (max) x 8'6

## Bathroom

7'5 x 5'9

## Location

The property is situated on the popular Bixley Farm development which is nearby to popular schools, including Broke Hall Primary School and Copleston High School. Bixley Farm is located on the eastern outskirts of Ipswich and provides good access to a range of local amenities and facilities and the A14 trunk road.

## Important information

We understand that mains gas, electricity, water and drainage are connected to the property with underfloor heating throughout the property.

Tenure - Freehold.

Council tax band TBC.

EPC rating TBC.

## Agents note

Chater Homes operates a policy of continuous improvement and therefore reserves the right to alter or change any part of the development specification at any time. These properties are offered to subject to availability and illustrations are indicative only.

Chater Homes continuously improve properties which can include changes to materials, fixtures and fittings. These changes will not always be conveyed to us, the selling agent, and therefore a material reliance upon fixtures and fittings should be sought by correspondence with the selling agent".

The photographs are of a Chater Homes build. Individual plots will differ, and photographs are for indicative purposes only.

The site offers a variety of two bed bungalows, the layout details are illustrative of plot 1 only.

## Directions

From Fenn Wright's Main Road Kesgrave branch proceed in a westerly direction, turning left at the traffic lights onto Bell Lane. Continue along, taking the 3rd right onto Penzance Road. Carry on for some distance and take the 4th left onto Brendon Drive where the bungalows will be found.

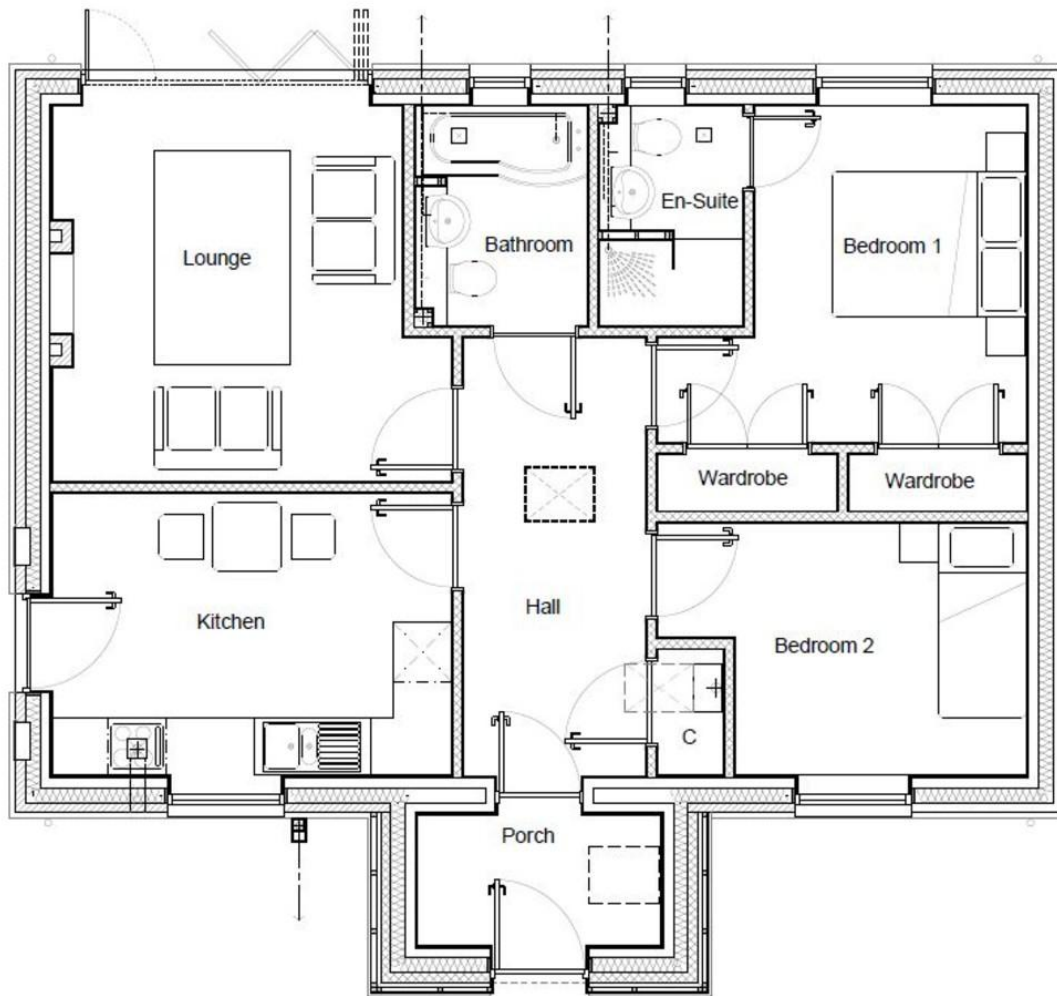
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

To make an appointment to view this property please call us on 01473 358 400.



To find out more or book a viewing

**01473 358 400**

[fennwright.co.uk](http://fennwright.co.uk)

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