

14 The Fairways, Rushmere St. Andrew, Ipswich, IP4 5TN



**Freehold**

Guide Price

**£450,000**

Subject to contract

**Cul-de-sac location**

3 bedrooms  
Sitting room, kitchen/dining room  
En-suite and shower room





This attractive detached bungalow has recently been modernised throughout and offers an open-plan kitchen/ dining room and ample parking

## Some details

### General information

Situated in a quiet cul-de-sac is this attractive three bedroom detached bungalow within the popular Bixley Farm development. It has parking for three cars, gas central heating, double glazing and has recently been modernised.

The reception hall has an airing cupboard and doors leading to all accommodation. To the rear of the property is a sitting room with a feature fireplace, a window and patio doors to the rear garden. To the left of the hall is the open-plan kitchen/dining room with windows to the front and rear. The kitchen area has a range of base and eye-level units, work surfaces, integrated eye-level electric oven and hob with extractor fan over. There is also a built-in dishwasher along with space for other appliances. There is a door to the utility room which has base and eye-level units, work surfaces and a door to the rear garden. There is a further door leading to bedroom three with window to the front.

Bedrooms one has a window to the front, fitted wardrobes and a door leads into an en-suite with shower, basin and WC. Bedroom two is also located to the front. The family shower room comprises a suite of shower, basin and WC.

### Reception hall

10' 6" x 5' 9" (3.2m x 1.75m)

### Kitchen/dining room

18' 3" x 9' 1" (5.56m x 2.77m)

### Utility room

7' 9" x 5' 6" (2.36m x 1.68m)

### Sitting room

18' 2" x 11' 4" (5.54m x 3.45m)

### Bedroom one

14' 9" x 9' (4.5m x 2.74m)

### Ensuite

7' 3" x 5' 5" (2.21m x 1.65m)

### Bedroom two

11' 8" x 9' (3.56m x 2.74m)

### Bedroom three

12' 6" x 7' 9" (3.81m x 2.36m)

### Shower room

6' 6" x 4' 10" (1.98m x 1.47m)

### Outside

The front of the property has been predominantly laid to block paving providing parking for 2/3 cars.

The rear garden is predominantly laid to lawn with a raised slate shingle bed and a decking area to the rear of the garden. There is also a storage shed.

### Location

The property is situated on the ever-popular Bixley Farm which lies just to the east of Ipswich. It is situated within the Broke Hall Primary School and Copleston High School areas. There are a variety of local shops nearby along with a bus service to the town centre. For the commuter the A12/A14 are both within close proximity.

### Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - D

Our ref - JAL

### Directions

From our Main Road, Kesgrave office proceed west along the A12/A14 and at traffic lights with Bell Lane turn left. Proceed down Bell Lane and at the end of the road take a right onto Foxhall Road, continue along passing the Nuffield Hospital left and Broadlands Way on the right. Take a right into Bixley Drive then left into Sandlings Crescent and then the first left into The Fairways where the property can be found on the right hand side.

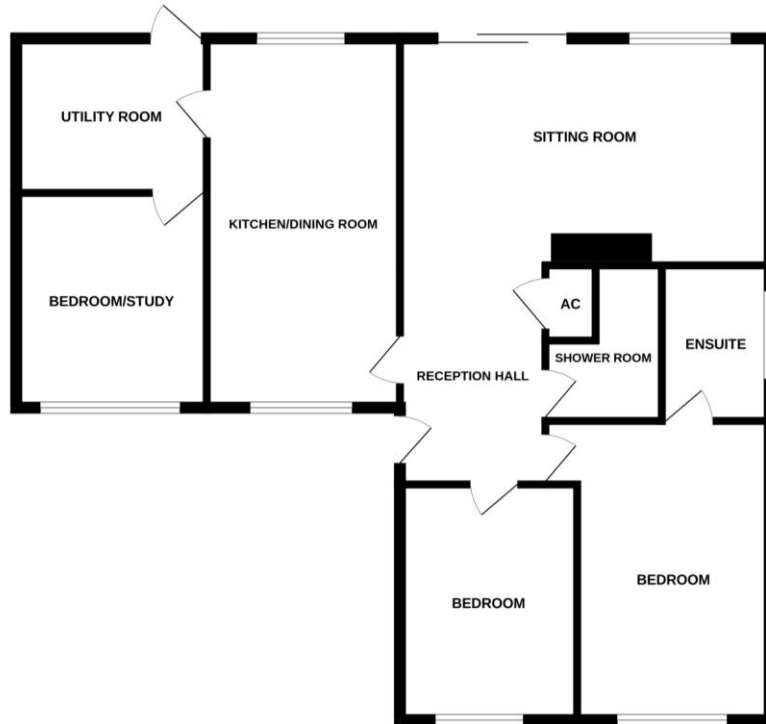
### Further information

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)

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

**Consumer Protection Regulations 2008**

Fenn Wright 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 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

