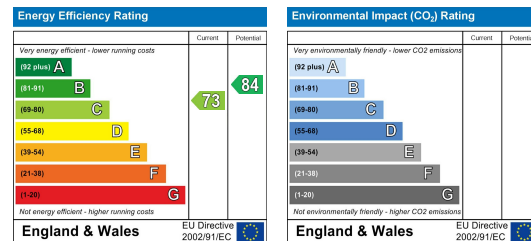




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**9 Kelvedon Drive, Rushmere St.**

**£440,000**

**Andrew IP4 5LW**

HAMILTON SMITH IPSWICH are pleased to offer this FOUR BEDROOM DETACHED house located on the sought after Rushmere St. Andrew, Bixley Farm. Presented in good decorative order throughout, benefits from a fitted kitchen and boiler (2021), 20 ft lounge and has double glazed windows, gas central heating, EN-SUITE, family bathroom, downstairs cloakroom, enclosed rear garden, off road parking and detached garage. NO CHAIN. An internal viewing is highly recommended.



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 9 Kelvedon Drive, Rushmere St. Andrew, IP4 5LW

### Bixley Farm

Bixley Farm is situated just to the eastern fringes of Ipswich, and offers local shopping facilities along with Sainsburys and Tesco supermarkets close by. The property is in catchment for Copleston/Broke Hall Schools has good access to both the A12 & A14 trunk routes to London, Cambridge & Norwich and mainline railway stations at both Ipswich & Woodbridge offering regular services to London Liverpool St and Norwich. Ipswich which is Suffolk's county town offers further facilities including high street shopping, sports clubs, bars & restaurants, exciting and expanding marina on the docks and music entertainment venues.

### Front door to...

#### ENTRANCE HALL:

Stairs off, cupboard, radiator, doors off.

#### CLOAKROOM

Double glazed window to rear, W.C, hand wash basin and radiator.

#### LOUNGE: 20 x 10'8 (6.10m x 3.25m)

Double glazed window to front, feature fire place, radiators and double glazed doors to rear.

#### KITCHEN/DINER: 20 x 13'2 (6.10m x 4.01m)

DINING SPACE:

Double glazed window to front, radiator opens through to...

KITCHEN:

Fitted in 2021 with a range of wall and base units, sink and drainer, work tops, integrated double oven, electric hob and extractor, space for appliances, breakfast bar with units under, cupboard housing boiler (2021) laminated floor. Door to outside.

#### 1st FLOOR LANDING:

Doors off, airing cupboard with tank.

#### BEDROOM ONE: 13'3 x 10'6 (4.04m x 3.20m)

Double glazed window to front, built in wardrobes, radiator and door to...

#### EN-SUITE:

Double glazed window to front, shower unit, hand wash basin, W.C and radiator.

#### BEDROOM TWO: 12 x 10'2 (3.66m x 3.10m)

Double glazed window to front, built in wardrobe and radiator.

#### BEDROOM THREE: 11'3 x 6'6 (3.43m x 1.98m)

Double glazed window to rear and radiator.

#### BEDROOM FOUR: 9'7 x 8'9 (2.92m x 2.67m)

Double glazed window to rear and radiator.

#### BATHROOM:

Double glazed window to rear, bath, W.C, hand wash basin and radiator.

#### OUTSIDE:

To the front is a well kept open plan garden, a block paved driveway for 2 to 3 cars leads to the DETACHED GARAGE 16ft 4" x 9ft 2" with power connected and door to garden.

The enclosed rear garden is laid to lawn with a range of mature shrubs, flower beds, decking and patio area. There is useful space behind the garage with side access leading to the front via a gate.

#### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

Please check current COVID-19 guidelines.

