






Beechwood Drive, Ipswich, Suffolk  
£900,000

 6  3  3  B

- Sought after Purdis Farm Development

- Double Garage - Ample Off Road Parking

- Smart Control Technology for Heating, Lights and CCTV

- Three Reception Rooms

- Two en-suites and family bathroom

- Accommodation Over Three Floors

- Multi-fuel Burner

- Stunning Landscaped Rear Garden

- Close to Purdis Heath Golf Club

- Good Access to A12/A14

## A striking 6 bedroom detached family home, located on a private road on the exclusive Purdis Farm Development, just off the prestigious Bucklesham Road.

### The Property

This desirable family home is approximately 9 years old and provides approximately 2798 sq.ft. of accommodation and occupies a private position with a large driveway, double garage and ample parking.

The property has a high end finish and features smart controlled CCTV, lighting and heating and benefits from double glazed windows and gas central heating.

Inside, the large entrance hall features an impressive staircase, tiled floor and oak doors providing access to all rooms. A luxurious kitchen/Breakfast Room is accessed via double oak doors from the entrance hall and features a traditional shaker tile kitchen with integrated appliances and separate utility. A spacious living room features a brick fireplace with multi-fuel burner and downstairs accommodation is completed with a study to the front of the property, dining room to the rear of the property, downstairs cloakroom and storage cupboard.

The first floor features a galleried landing which gives access to the family bathroom and four double bedrooms, two of which benefit from an en-suite. The impressive Master Bedroom features a walk in wardrobe and en-suite. Bedroom Two and Three benefit from built in wardrobes. Bedroom Four is currently being used as snug for Bedroom Two and can easily be converted back to a double bedroom.

The second floor accommodation comprises of Bedroom Five, which is currently being used as a Studio/Gym and Bedroom Six, which is currently being used as a cinema room.

The rear garden is one of the main focal points in this property and access is provided to the garden through bi-fold doors from the kitchen, dining room and living room.

Council tax band G





## Location

The property occupies a privileged position located on a private drive just off Bucklesham Road in East Ipswich.

Purdis Heath Golf Club is a short walk away and John Lewis, Waitrose, Sainsburys and other retail outlets are a short drive away. The family home is within the catchment for Bucklesham Primary School and Kesgrave High School as well as having excellent access to Private schools in the area within 5 miles from the property.

Ipswich Hospital and Rushmere Golf Club are within two miles of the property and the property is within easy reach of the A12/A14 and lies within a few miles of the Suffolk Heritage Coast.

## Ground Floor

### Hallway

Contemporary Front door leading through to the impressive welcoming hallway, solid oak banister rails leading to first floor, tiled flooring, doors leading into:-

### Kitchen/Breakfast Room

20'8" x 11'3" (6.31 x 3.45 )

Double oak doors lead into the impressive kitchen, tiled flooring, double glazed windows to front aspect and bi-fold doors to rear aspect, radiator, range of base and wall units in cream shaker style, display cupboard, pewter effect handles, worktops over with upstand, inset butler sink with chrome mixer tap and pull down sprayer. Gas hob with splashback and oven with extractor fan over, integral fridge freezer and dishwasher, feature under unit and plinth lighting, Island with built in cupboards, wine cooler and breakfast bar, Door to;

### Utility Room

A range of base and wall units in cream shaker style with pewter handles and worktops over, inset sink and a half with mixer tap, inset lighting, tiled flooring, feature under cabinet lighting, single half glazed door to rear garden.

## Living Room

20'8" x 13'6" (6.31 x 4.13)

Double glazed windows to front aspect, bi-fold doors to the rear aspect, wood style flooring, radiator, brick feature fireplace housing multi fuel burner, inset lighting.



## Snug

Double glazed windows, velux window and bi-fold doors to rear aspect, wood style flooring, radiator, inset lighting.



## Study

Double glazed windows to front and side aspect, radiator, wood style flooring, inset lighting.



## Downstairs Cloakroom

Two piece white suite comprising of wall hung WC, vanity hand wash basin with chrome tap, radiator, tiled floor, part tiled walls.

## First Floor

### Galleried First Floor Landing

Solid oak bannister rail, inset lighting, doors to:

### Master Bedroom

13'7" x 13'6" (4.16 x 4.12)

Double glazed window to rear aspect, carpet, radiator, inset lighting, walk in dressing room. door to;



### En-Suite

Three piece suite comprising double shower, wall hung WC, his and her vanity unit with feature lighting and back lit mirror above, tiled walls and flooring, heated towel rail, obscured double glazed window to front aspect.



### Bedroom Two

13'6" x 10'4" (4.13 x 3.16)

Double glazed window to rear aspect, built in wardrobe, opening to bedroom snug area (which could be converted back to a separate bedroom with double glazed window to the front of the property, door to:-



### En-Suite

Three piece suite comprising, shower cubicle, wall hung WC, vanity wash hand basin with cupboard under, tiled walls and flooring, heated towel rail, obscured window to rear aspect.



### Bedroom Three

13'3" x 11'3" (4.06 x 3.45)

Double glazed window to front aspect, built-in wardrobes, inset lighting, access to loft.

### Bedroom Four

Currently being used as Bedroom Two snug. Double glazed window to the front of the property, carpet, inset lighting;

### Second Floor

#### Family Bathroom

Double glazed obscured window to front aspect, three piece suite comprising bath, wall hung WC, vanity unit housing inset sink with mixer tap, fully tiled walls and flooring, inset lighting, heated towel rail.

#### Galleried Landing

Solid oak bannister rails, carpeted, inset lighting.

### Second Floor

#### Bedroom Five

13'8" x 11'3" (4.18 x 3.43)

Currently being used as a studio/gym. Velux window to rear aspect, wooden style flooring, radiator, inset lighting.

#### Bedroom Six

17'10" x 11'3" (5.44 x 3.43)

Currently being used as a cinema room. Window to rear aspect, carpeting, inset lighting.

#### Rear Garden

A spacious rear garden which has been landscaped in recent years, complete with a large patio area immediately outside of the bi-fold doors from the kitchen and snug. The garden is enclosed with panelled fencing with side access via a gate and also access to the double garage.

Mainly laid-to-lawn with mature shrubs and trees providing privacy from the surroundings. There is a secluded seating area to the rear of the garden also.







## Front of Property

Sweeping driveway with off road parking for at least four cars, double garage with power and lighting. electric up and over doors, front of property provides shrubs and grassed area, outside feature lighting, brick pathway to front door;

## Double Garage

Electric double up and over doors, lighting and electric, Double glazed windows to rear, single door to rear, eaves storage.





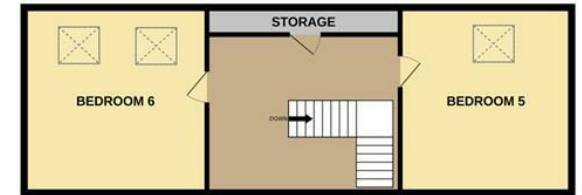
GROUND FLOOR



1ST FLOOR

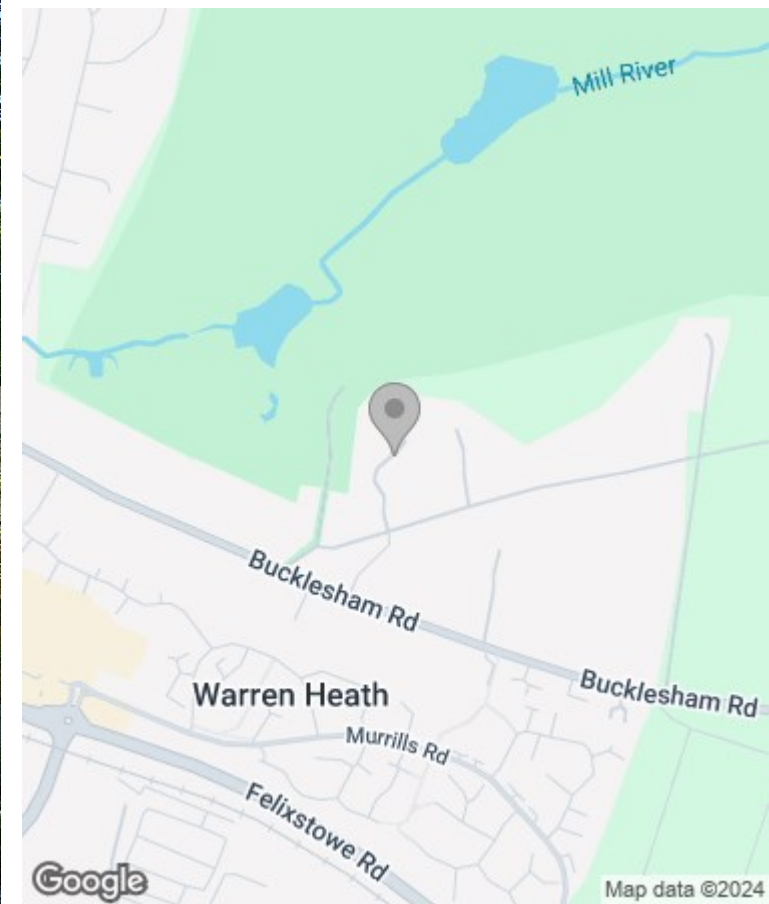


2ND FLOOR



## ESTATE AGENTS

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 operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		86	90

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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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