





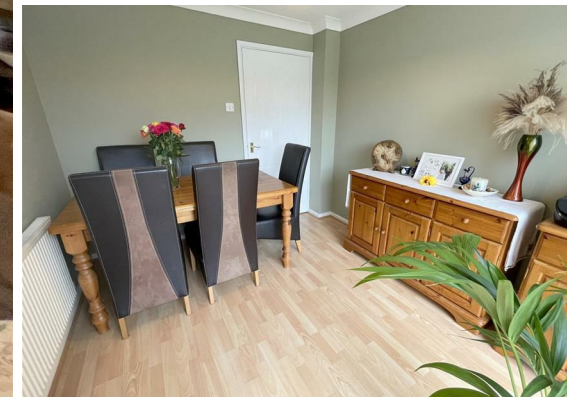


Ickworth Crescent, Ipswich,  
£355,000

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- **BIXLEY FARM (EAST IPSWICH)**
- **DETACHED MODERN HOUSE**
- **THREE BEDROOMS**
- **TWO RECEPTIONS**
- **CLOAKROOM**
- **EN-SUITE**
- **GAS TO RADIATOR HEATING**
- **DOUBLE GLAZING**
- **GARAGE**
- **DRIVEWAY**



A great opportunity to acquire this three bedroom two reception detached family home located on the favoured Bixley Farm development to the East of Ipswich close to schooling, shops, retail park and access to the A12/A14.

### PROPERTY:

Welcome to this charming detached house located on Ickworth Crescent in the village of Rushmere St. Andrew, Ipswich. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms (master with en-suite), there's plenty of space for everyone to unwind and recharge.

The two bathrooms in this lovely home ensure that there will be no more waiting in line during the morning rush. The property spans 883 square feet, providing ample room for all your needs while maintaining a cosy and inviting atmosphere throughout.

There are many standout features of this property with parking space available for up to two/three vehicles, making it convenient for you and your guests to park without any hassle. Whether you're a growing family or someone who loves to host gatherings, this house offers the space and comfort you've been looking for.

Don't miss out on the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and experience the wealth features.

Council Tax Band: D  
East Suffolk







## LOCATION:

The property is situated on the popular Bixley Farm development which is close Copperton High School. Bixley Farm is on the eastern outskirts of Ipswich and provides great access to a range of local amenities and the A14. The area is easily accessible to Ipswich mainline station which has onward travel to London Liverpool Street. Within Bixley Farm there are a parade shops, restaurants and it is on a regular bus route. Ipswich hospital is just a short distance away as well as plenty more shops at Ransomes Europark.

## ENTRANCE HALLWAY:

14' x 6'1 (4.27m x 1.85m)

Double glazed frosted entrance door to:- double glazed frosted window to front elevation, stairflight to first floor landing, storage cupboard under stairs and wall mounted thermostat.

## CLOAKROOM:

6'2 x 2'6 (1.88m x 0.76m)

Double glazed frosted window to side elevation, low level WC, wash hand basin with tiled splashback and heated towel radiator.

## LIVING ROOM:

15'2 x 10'9 (4.62m x 3.28m)

Double glazed window to front elevation, radiator, fire surround with inset electric fire and door to dining room.

## DINING ROOM:

10'8 x 9'0 (3.25m x 2.74m)

Radiator, double glazed patio doors to garden, wood laminate flooring and open aspect to:-

## KITCHEN:

11'1 x 8'0 (3.38m x 2.44m)

Double glazed window to rear elevation, double glazed door to garden, stainless steel sink unit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted cupboards, wall mounted gas fire boiler (2022), filter hood over cooker/oven area, space for washing machine, space for dish washer, radiator and tiled flooring.

## LANDING:

Access to loft space with loft ladder, double glazed window to side elevation and built in airing cupboard.

## BEDROOM ONE:

11'8 x 9'11 (3.56m x 3.02m)

Double glazed window to front elevation, radiator and built in wardrobe cupboards with mirrored sliding doors and radiator.





### EN-SUITE:

5'9 x 5'7 (1.75m x 1.70m)

Double glazed frosted window to front elevation, low level WC, wash hand basin inset to unit with vanity under, shower cubicle with shower unit and screen door.



### BEDROOM TWO:

9'9 x 8'3 (2.97m x 2.51m)

Double glazed window to rear elevation, radiator and built in wardrobe cupboards with sliding mirror doors.



### BEDROOM THREE:

8'4 x 8'8 red 6'8 min (2.54m x 2.64m red 2.03m min)

Double glazed window to rear elevation and radiator.



### BATHROOM:

7'1 x 5'6 (2.16m x 1.68m)

Double glazed frosted window to side elevation, low level WC, pedestal wash hand basin, panel bath with hand grips and mixer tap shower spray, shaver socket, radiator and tiled floor.

### FRONT GARDEN:

Open plan, laid mainly to lawn with block paved driveway providing ample parking, access to garage and rear garden via wooden gate.

### REAR GARDEN:

Paved patio area, laid mainly to lawn, area for vegetable plot, outside water tap side pedestrian access and access to garage.

### GARAGE:

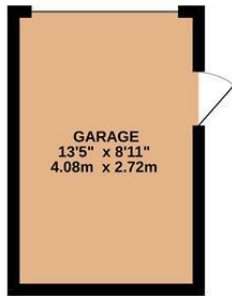
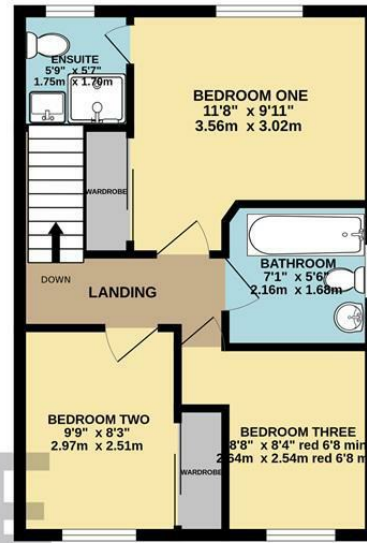
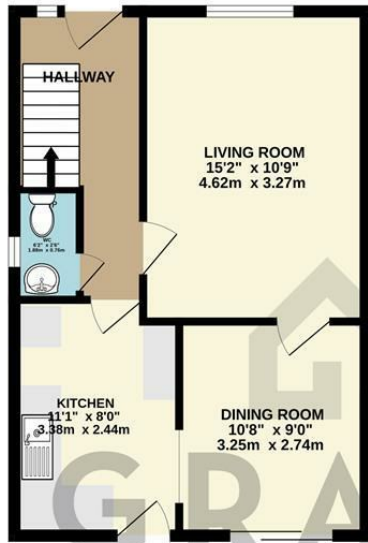
Brick built with up and over door, power and lighting and personal door to garden.





GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.

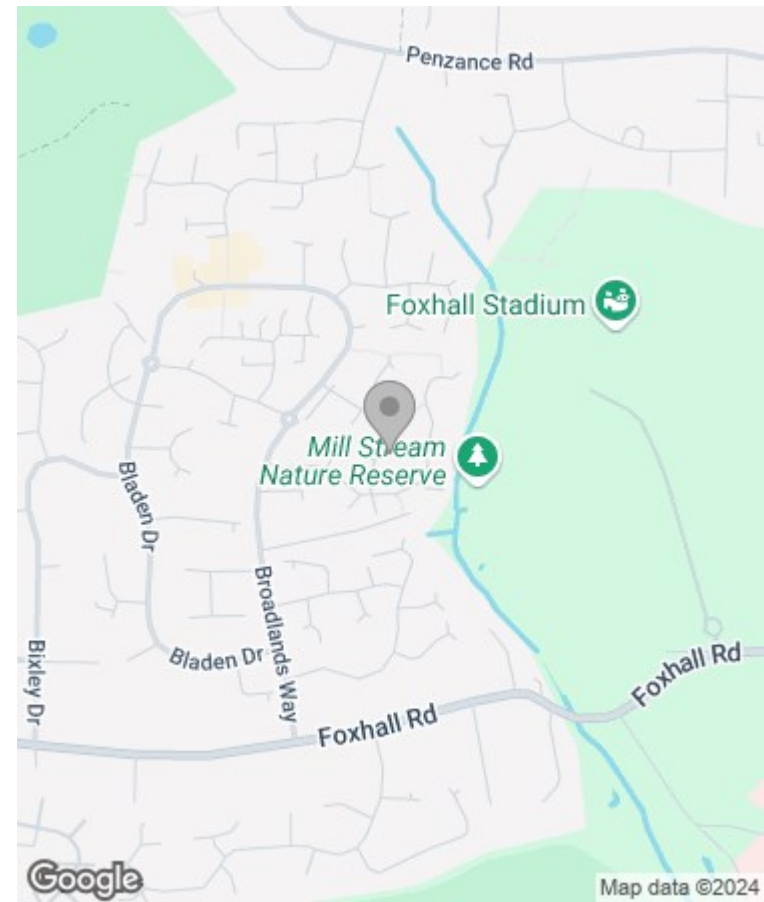
1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



GRACE  
ESTATE AGENTS

TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		74	86
		EU Directive 2002/91/EC	

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