



Bent Lane, Ipswich, Suffolk  
£450,000

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GRACE ESTATE AGENTS are delighted to be offering this refurbished Three/Four Bedroom Bungalow in Rushmere St Andrew. Situated in a highly desired location, this property offers easy transport links both to Town and the A12/A14, as well as local amenities nearby.

## PROPERTY

A chance to acquire this beautifully finished, substantial Bungalow - a Three or Four Bedroom House perfect for a Family.

This stunning, modernised bungalow provides plenty of family space, as well as Three or Four bedrooms for privacy. The Fourth Bedroom can be accessed through the Third Bedroom, which could also be used as an office or dressing room for the Third Bedroom.

The property is being sold with Planning Permission to extend - creating an opportunity to almost double the size of the existing property. Part of these plans have been carefully executed already, showing the full potential of the property. Finished to a high standard, the property has been extended to add a further bedroom and two En-Suite Bathrooms, one doubling up as a dressing room.

## LOCATION

Situated on the outskirts of Rushmere St Andrew and Kesgrave, with an abundance of local amenities nearby. Just a short distance from the Ipswich Hospital, Town Centre and Woodbridge, this is a high demand area with a great mix of tranquillity and urban lifestyle.

## LOUNGE

Double Glazing, Carpet Throughout

## KITCHEN

Modern, Fitted Kitchen. Space for Fridge and Washing Machine, integrated Oven and Hob with Extractor, tiled floor, spotlights, rear door into garden







## BATHROOM

Fully tiled wet room with integrated shelving, WC and sink with drawers

## BEDROOM ONE & EN-SUITE

Double Bedroom, with En-Suite and Dressing Room, with Freestanding Bath, WC and Sink, Double Glazing, carpet in bedroom, vinyl in Bathroom

## BEDROOM TWO & EN-SUITE

Double Bedroom, with En-Suite, with Walk In Shower, WC and Sink, Double Glazing, carpet in bedroom, vinyl in Bathroom

## BEDROOM THREE

Double Bedroom, double Glazing, rear door to Garden, access to Bedroom Four

## BEDROOM FOUR

Double Bedroom, Carpet, Double Glazing

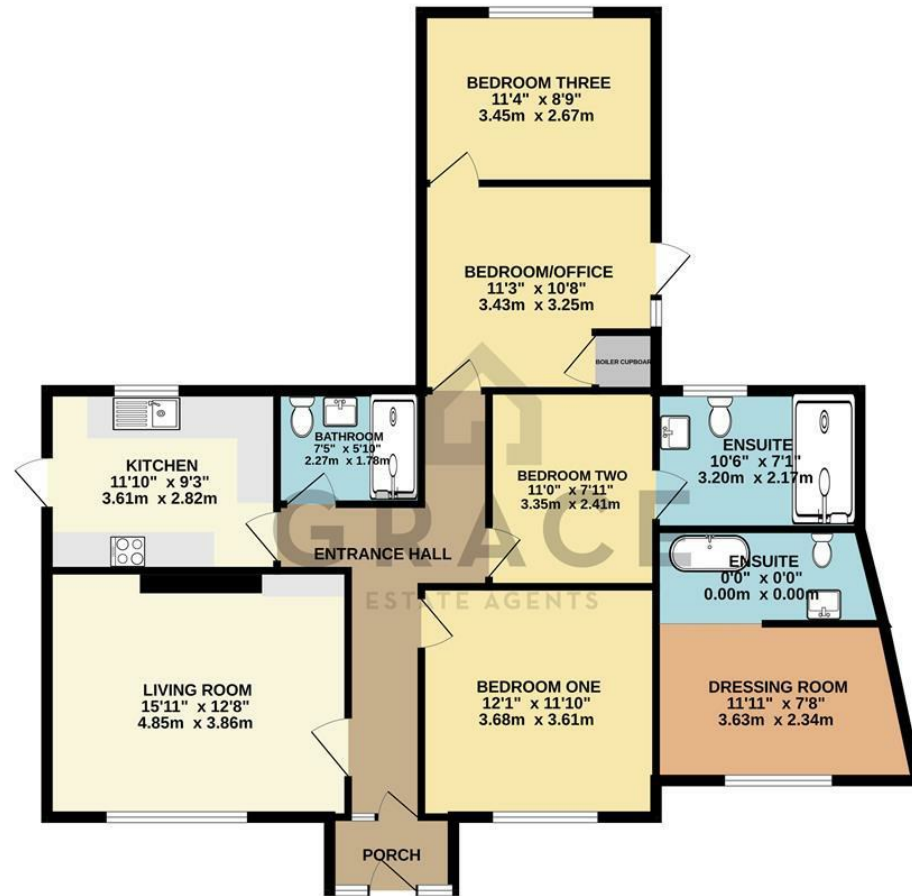
## GARDEN

Large Rear Garden with Covered Area, ideal for outdoor dining or Hot Tub. Plenty of space to extend (included in Planning Permission). Currently Laid to Lawn with access to shed and garage. Alleyway to front driveway.





GROUND FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.

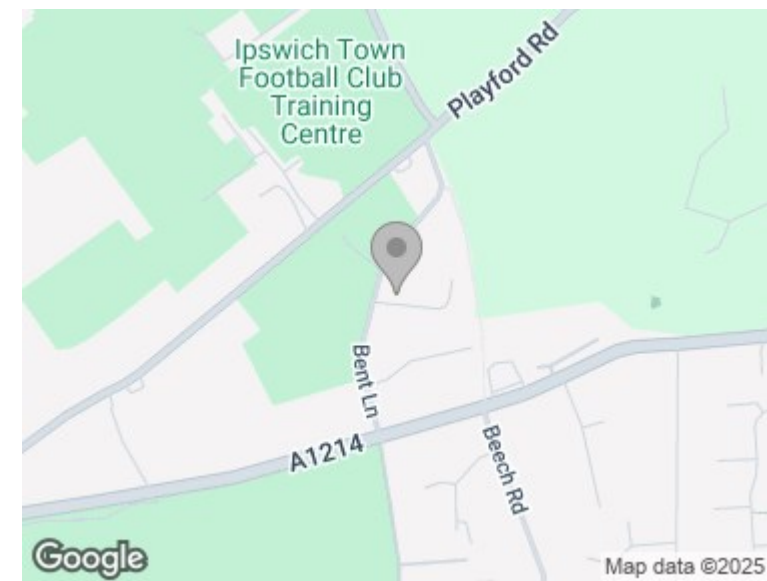


TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C	71	
(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	

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	

