



10 Newby Drive, Rushmere St. Andrew
Ipswich

Guide Price **£500,000**

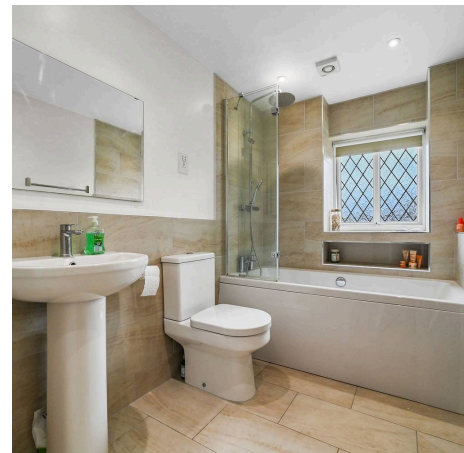
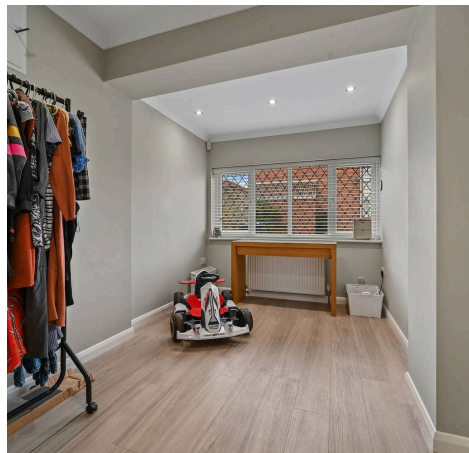


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Rushmere St. Andrew, Ipswich

Located within the sought-after Bixley Farm area of Rushmere St. Andrew, this beautifully presented and modernised four-bedroom detached family home sits on a generous corner plot at the end of a peaceful cul-de-sac. Offering around 1,650 sq ft (153 sq m) of well-planned accommodation, it combines turnkey style with versatile spaces ideal for growing families or professionals working from home. A bright, welcoming hallway sets the tone on arrival. To the right is a large, dual-aspect sitting room featuring a bay window and elegant feature fireplace—an inviting space for everyday living and entertaining.

The rear of the house is the showpiece: a superb open-plan kitchen/dining/family room finished to a high standard with Karndean flooring and a stunning central island topped with quartz work tops. The kitchen provides excellent storage and integrated appliances including a fridge/freezer, oven, dishwasher, and wine fridge (with hob and extractor). Abundant natural light pours in through twin glazed exits—wide sliding patio doors plus an additional patio door—creating effortless indoor-outdoor flow to the garden.



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Practical family living is further enhanced by a walk-through utility room and a ground-floor WC cloakroom. Beyond the utility is a highly versatile reception room—ideal as a playroom or study/home office, and equally suitable as a guest/fifth bedroom if required.

Upstairs, the first-floor landing leads to four double bedrooms and a well-appointed family bathroom. The principal bedroom enjoys a dressing area with fitted cupboards and a private en-suite. Bedrooms two and three also benefit from fitted wardrobes, providing excellent storage throughout.

Outside, the enclosed rear garden makes the most of the corner position, with an expansive patio for al-fresco dining and a lawn bordered by mature planting—perfect for play and relaxing. A side gate provides easy access, while to the front/side there is off-road driveway parking in addition to the integral garage.

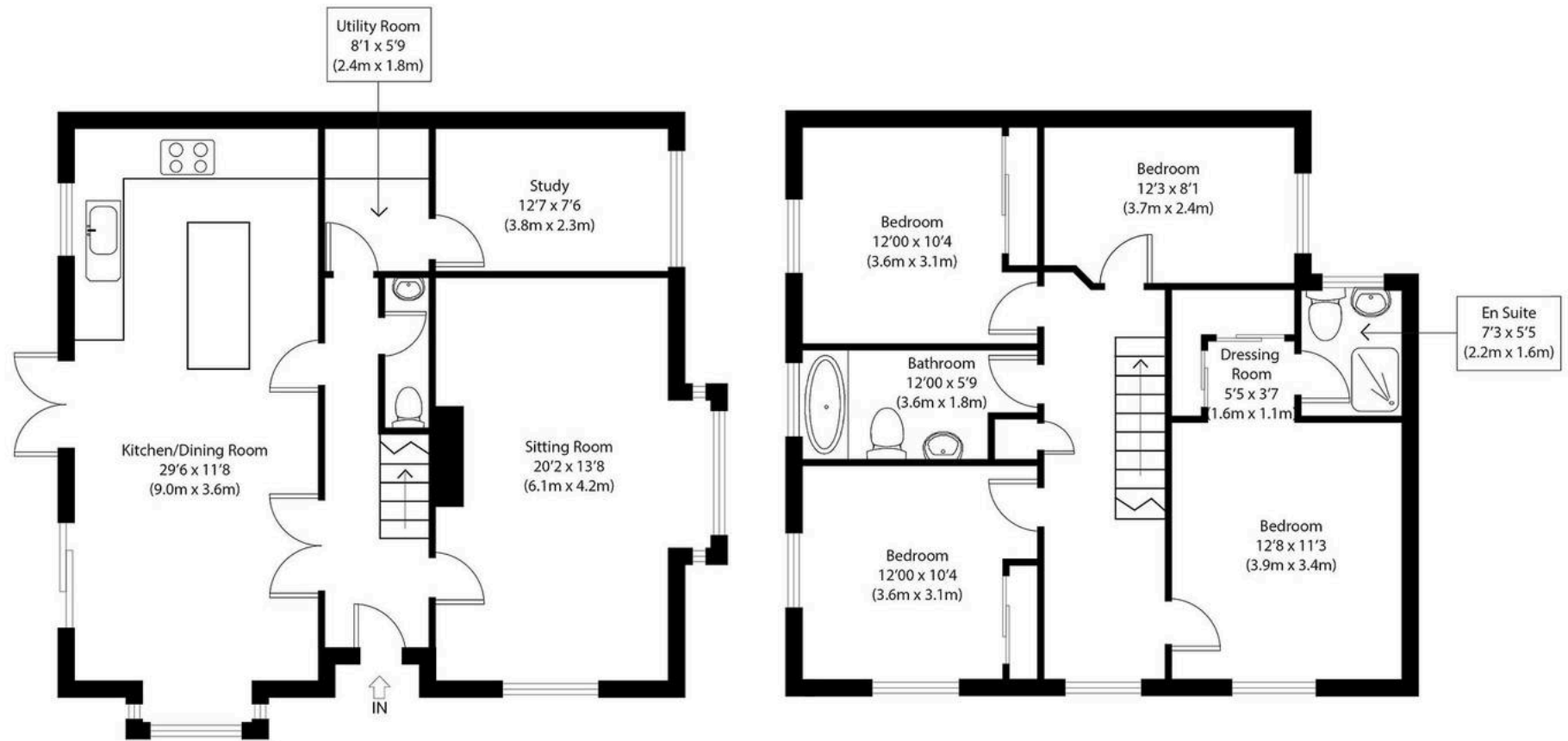
Further benefits include gas central heating, double glazing, proximity to well-regarded schools and local amenities, and convenient bus routes into Ipswich town centre. The A12/A14 are easily reached, making this a strong option for commuters.

A rare opportunity to acquire a spacious, move-in-ready home in a highly desirable location—early viewing is strongly recommended.

Bixley Farm, situated on the eastern outskirts of Ipswich within the parish of Rushmere St. Andrew, is a well-established residential area popular with families and professionals. Developed in the 1990s, it offers a mix of modern semi-detached, detached, and town-house style homes set in a well-planned, leafy environment. The neighbourhood benefits from its own local amenities, including a small parade of shops, a nursery, playground, and village hall, while larger retail and leisure options are easily accessible at nearby Ransomes Europark and in Ipswich town centre.







Ground Floor

First Floor

Approximate Gross Internal Area
1650 sq ft (153 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





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