



Sandling Crescent, Ipswich,
£425,000

GRACE ESTATE AGENTS are delighted to present this two-bedroom detached bungalow located in Rushmere St. Andrew, Ipswich.

Situated in the highly sought-after area of Rushmere St. Andrew, this modern, high-specification two-bedroom detached bungalow presents a rare opportunity to purchase a beautifully maintained home in one of Ipswich's most desirable locations.

The property offers well-proportioned and thoughtfully designed accommodation, including a spacious master bedroom with ensuite, a second comfortable bedroom, and stylish living spaces finished to a modern standard throughout. A half garage conversion has been cleverly adapted to provide a practical utility room, while still retaining useful storage.

Externally, the bungalow benefits from a landscaped garden, ideal for relaxing or entertaining, along with off-road parking to the front of the property.

Perfectly suited to those looking to downsize or buyers seeking the convenience and comfort of bungalow living, this home is particularly appealing as properties of this type rarely come to market in this area.

Recently renovated to a modern and high specification throughout, this property presents the opportunity to move straight in once the purchase is complete.

Entrance Hall

6'2" x 10'5" (1.88 x 3.18)

Radiator, access to the kitchen/diner, bathroom, living room, bedroom two and master bedroom.

Master Bedroom

15'6" x 15'1" (4.74 x 4.61)

Radiator, double glazed window to front aspect and access to the ensuite.





Ensuite

7'4" x 5'4" (2.24 x 1.64)

Heated towel rail, vanity unit with low level wc, hand wash basin and storage below. Double glazed window to side aspect, wood style flooring and tiled walls. Walk in shower with electric shower, rainfall shower head and shower on riser rail.

Bedroom Two

9'1" x 11'8" (2.77 x 3.57)

Radiator and double glazed window to front aspect.

Bathroom

7'0" x 6'3" (2.15 x 1.91)

Heated towel rail, vanity unit with low level wc, hand wash basin and storage below. Wood style flooring and tiled walls. Walk in shower with electric shower, rainfall shower head and shower on riser rail.



Kitchen/Diner

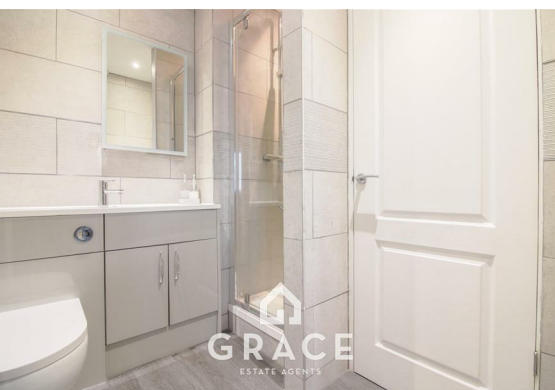
18'3" x 9'3" (5.57 x 2.82)

Radiator, double glazed window to front and rear aspect, access to utility room, matching eye level and base units with quartz worktops over. Integrated induction hob with glass splash back and extractor fan over. Stainless steel double bowl sink with side drainer, water softener and waste disposal unit. Integrated slimline dishwasher, integrated single oven, space for fridge freezer and wood style flooring.

Utility Room

9'9" x 8'0" (2.99 x 2.44)

Radiator, double glazed upvc door to rear garden, single bowl sink with side drainer and glass/tiled splash back. Matching eye level and base units with work tops over, space for washing machine and dryer. Wood style flooring.



Living Room

18'3" x 10'11" (5.57 x 3.35)

Two radiators, double glazed window to rear aspect, double glazed upvc French doors to rear aspect.

Partially converted garage

Up and over door and power supply into the garage.

Rear Garden

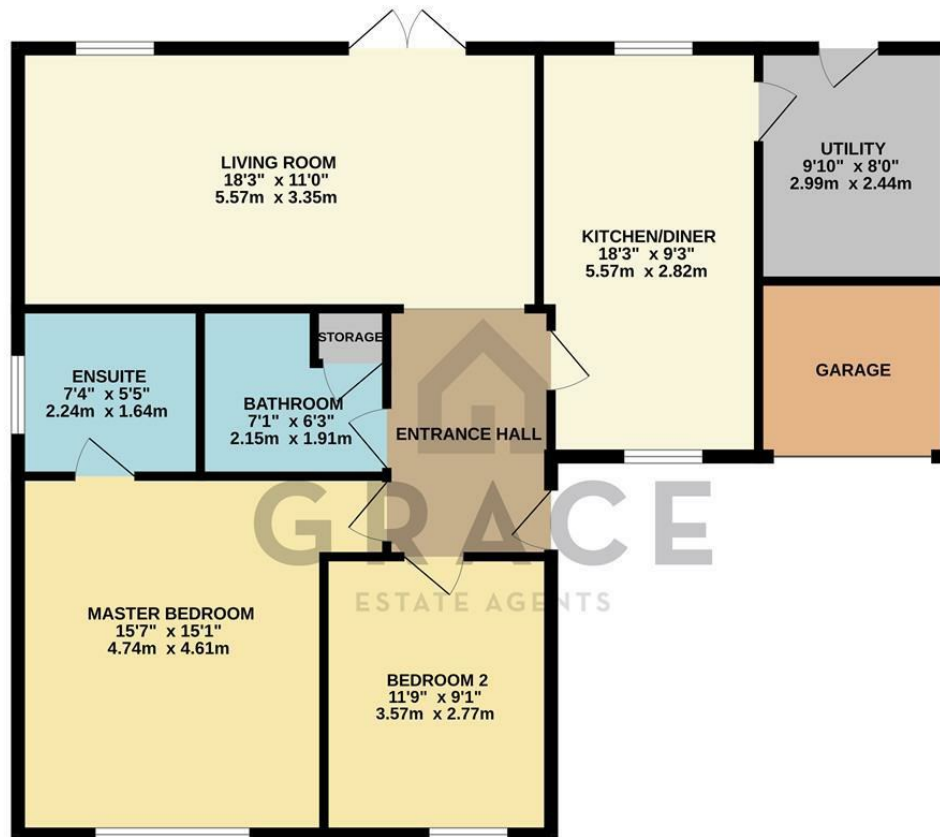
Low maintenance, landscaped rear garden with a patio area leading to a lawned section. Side access to the front of the property, garden shed and fenced boundaries.

Front Garden

Low maintenance, landscaped with decorative gravel and bordered by a black metal fence. A block paved driveway that leads to the front entrance.



GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.

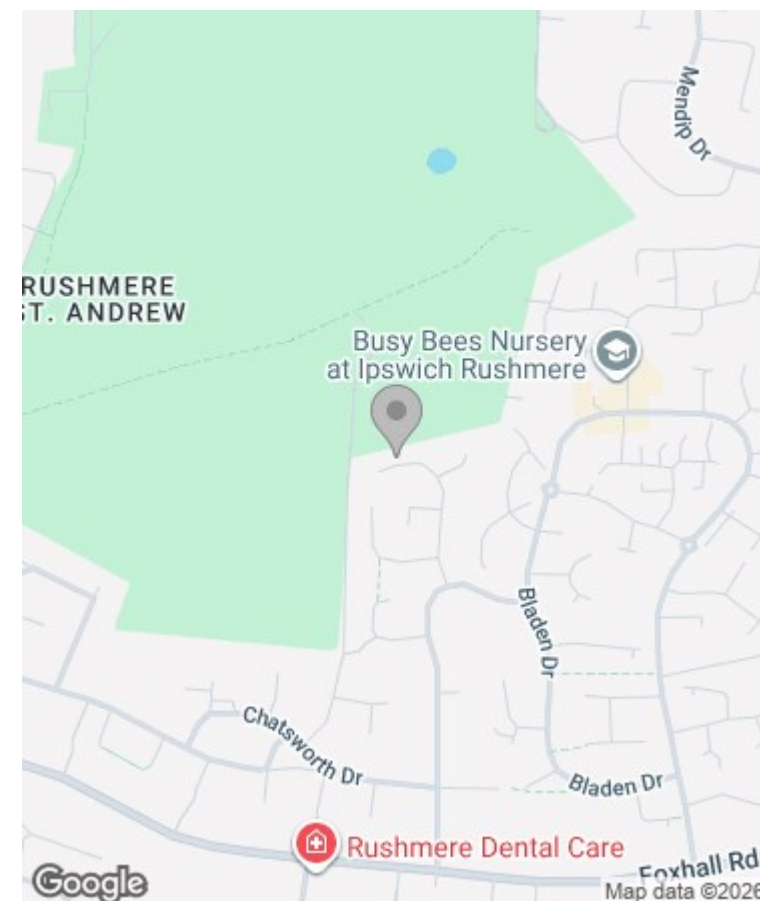


TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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		
(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	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	