



Kelvedon Drive, Ipswich,
£400,000

GRACE ESTATE AGENTS are delighted to present this four-bedroom detached family home located within the highly sought-after Bixley Farm development, this impressive four-bedroom detached home offers spacious accommodation throughout, perfectly suited for contemporary family living.

The property features a bright and spacious open plan kitchen/diner, ideal for both everyday living and entertaining, alongside a convenient downstairs cloakroom. Upstairs, the master bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a well-appointed first floor family bathroom.

Externally, the home boasts a detached single garage together with off-road parking for two vehicles. Ideally positioned within a desirable catchment area for both highly regarded primary and secondary schools, this property presents an excellent opportunity for families seeking a well-connected and welcoming home in a popular residential location.



Entrance Hall

Radiator, access to the first floor, kitchen/diner, cloakroom and Lounge.

Kitchen/Diner

13'4" x 20'4" (4.07 x 6.22)

Double glazed window to front and rear aspect. Double glazed Upvc door to rear aspect, wood style flooring, matching eye level and base units with worktops over, space for fridge freezer, space for washing machine, integrated double oven, hob with extractor over, single bowl sink with side drainer and mixer tap.

Lounge

10'9" x 20'2" (3.30 x 6.16)

Two radiators, double glazed window to front aspect, double glazed windows and Upvc doors to rear aspect and decorative fire place.





Cloakroom

7'5" x 3'4" (2.27 x 1.03)

Low level WC, double glazed window to rear aspect, hand wash basin with tiled splash back.

Master Bedroom

13'6" x 10'7" (4.12 x 3.25)

Double glazed window to front aspect, radiator, built in wardrobes and access to ensuite.

Ensuite

5'4" x 8'0" (1.65 x 2.45)

Low level WC, radiator, Double glazed to front aspect, tiled splash back, hand wash basin, walk in shower with shower on a riser rail.



Bedroom Two

11'1" x 10'10" (3.38 x 3.31)

Radiator, built in wardrobes and double glazed window to front aspect.

Bedroom Three

8'11" x 9'10" (2.72 x 3.01)

Double glazed window to rear aspect and radiator.



Bedroom Four

7'2" x 11'4" (2.20 x 3.46)

double glazed window to rear aspect and radiator.



Bathroom

7'5" x 6'0" (2.27 x 1.83)

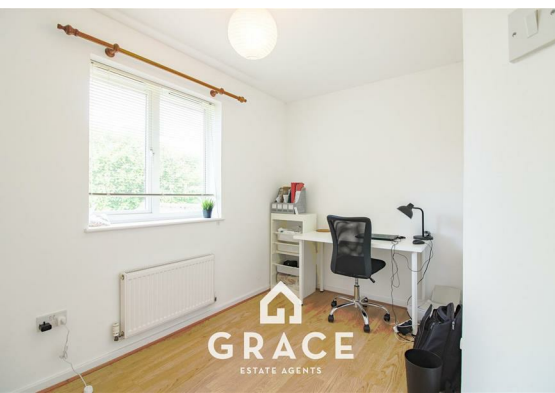
Low level WC, panelled bath with shower on riser rail, tiled splashback radiator and double glazed window to rear aspect.

Rear Garden

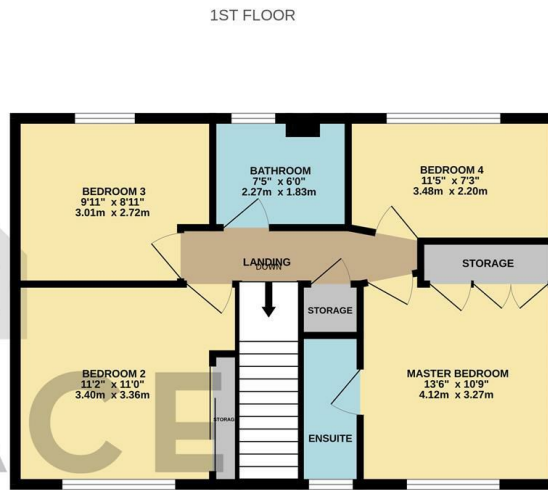
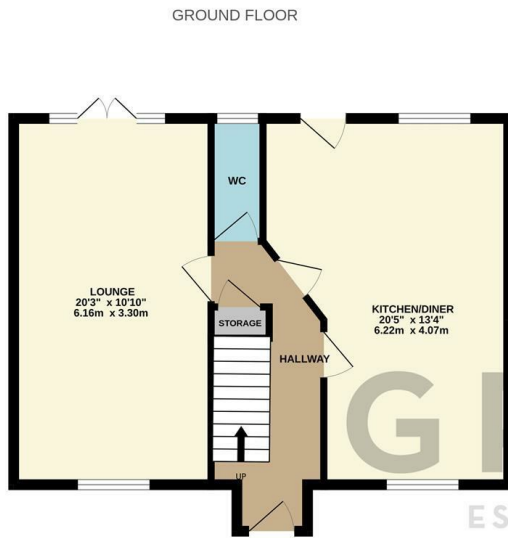
Patio leading to a decking and lawned area. Fenced boundaries, access to the side of the property and garage.

Garage/Parking

Single garage with power, up and over door and side door to rear garden.

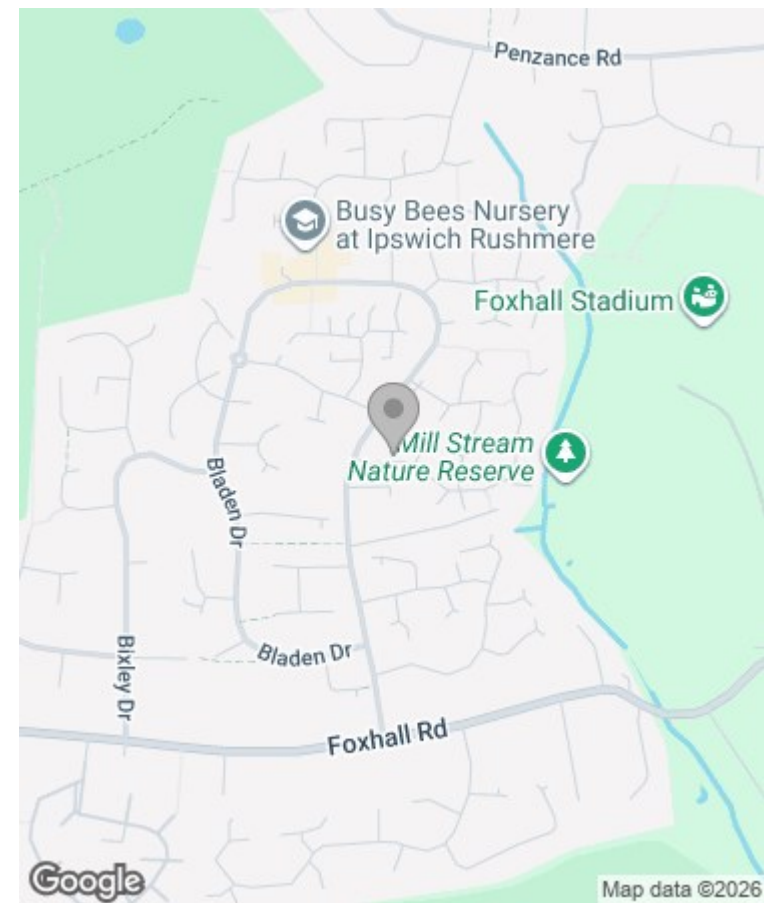


Off road parking for two vehicles, lawned and shingle area to the front of the property.



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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		84
	(81-91) B		
	(69-80) C		
	(55-68) D	73	
	(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 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	

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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