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Kelvedon Drive

Rushmere St. Andrew, Ipswich, IP4 5LQ

Asking price £350,000



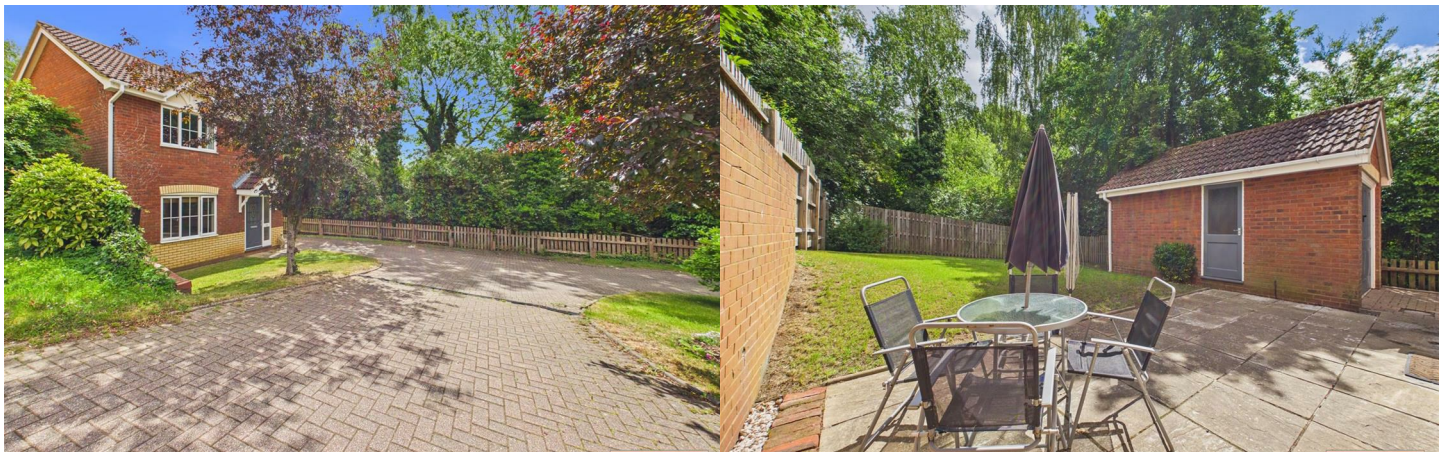
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Summary Continued

Kelvedon Drive is a quiet and highly popular area of Bixley Farm. You are only a couple of minutes walk to the Millstream Nature reserve and wonderful scenic woodland surrounding this area plus Rushmere Heath itself is a stones throw away with it's golf course. It's ideal for anyone with dogs, mountain biking and young children etc. On the children front two highly sought after schools are within catchment. This is Broke Hall Primary School and Copleston High School. Another big draw is the hospital which is only a ten minute drive away.

All in all this the current owner has thoroughly enjoyed life here for 28 years from brand new and this house now awaits to welcome very lucky new owners.

Front Garden

Laid to lawn with an established tree and a block paved driveway at the front and side of the property providing ample off-street parking.

Entrance Hallway

Double glazed front entrance door through to the hallway with laminate flooring, stairs rising to first floor with an understairs recess and a radiator.

Lounge

14'9" x 10'8" (4.50m x 3.25m)

Westerly facing lounge a lovely sunny room in the afternoons, picture window to the front with side views overlooking the woodlands. The focal point of the room is a fireplace surround with marble hearth and backing and a door through to the dining room.

Dining Room

10'2" x 8'9" (3.10m x 2.67m)

Easterly facing getting lots of sunshine in the morning, radiator, sliding double glazed patio doors leading directly out into the garden and a door into the kitchen.

Downstairs W.C.

W.C., wash basin, fuse board, radiator and window to side.

Kitchen / Breakfast Room

11'0" x 7'11" (3.35m x 2.41m)

Extensive range of fitted units including base drawers, cupboards and eye-level units, NEFF double oven and hob and extractor fan, ample worksurfaces, plumbing for a washing machine, part tiled walls, single drainer sink unit with a window and part glazed door overlooking the garden at the rear, door to a built-in pantry cupboard ideal for the storage of an upright fridge/freezer, adjacent breakfast bar with radiator underneath, laminate flooring, wall mounted condenser boiler and door through to the dining room.

Landing

Window to side, access to loft space, airing cupboard with water tank and shelving and doors to all bedrooms and the bathroom.

Bedroom One

11'1" x 9'10" (3.38m x 3.00m)

Radiator, window to front, triple built-in wardrobes and a door to the en-suite.

En-Suite

5'8" x 5'6" (1.73m x 1.68m)

Shower, vanity unit wash hand basin and W.C with cupboards beneath., radiator, fully tiled walls, window to front and an extractor fan.

Bedroom Two

9'8" x 8'2" (2.95m x 2.49m)

Good double size bedroom with a radiator, windows to rear with lovely views of the garden and the woodlands.

Bedroom Three

8'5" x 8'1" (2.57m x 2.46m)

Good double size bedroom with a radiator, windows to rear with lovely views of the garden and the woodlands.

Bathroom

6'11" x 5'4" (2.11m x 1.63m)

Bath, W.C., wash hand basin, fully tiled walls, extractor fan, window to side and a radiator.

Rear Garden

One of the main selling points of the property is the garden which is easterly facing and backing on to woodland being completely un-overlooked from the rear and the right hand side. The garden is low maintenance being largely laid to lawn and commences with a spacious patio area which is ideal for sitting out especially in the mornings and is a real suntrap, sitting out having a morning cuppa or alfresco dining. The garden is fully enclosed by high panel fencing making this ideal for anyone with dogs or children. There is outside lighting and outside plugs, outside tap and a side storage area ideal for wheelie bins etc.

Garage

17'4" x 9'1" (5.28m x 2.77m)

Detached brick built garage with tiled roof with an up and over door, supplied with power and light and a pedestrain door into the garage with UPVCsoffits, fascias and guttering

Agents Notes

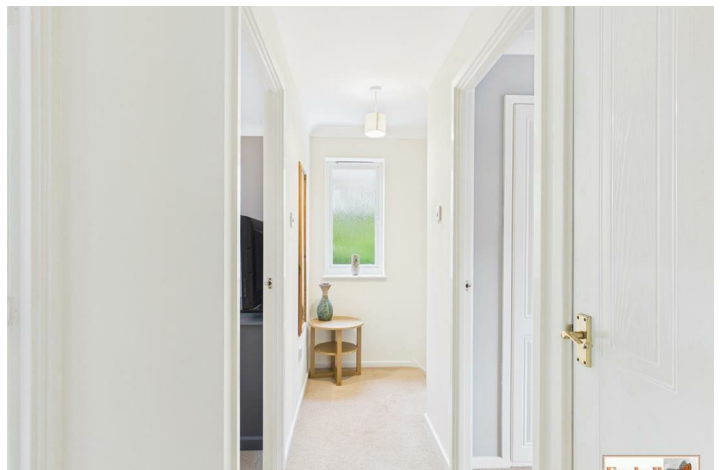
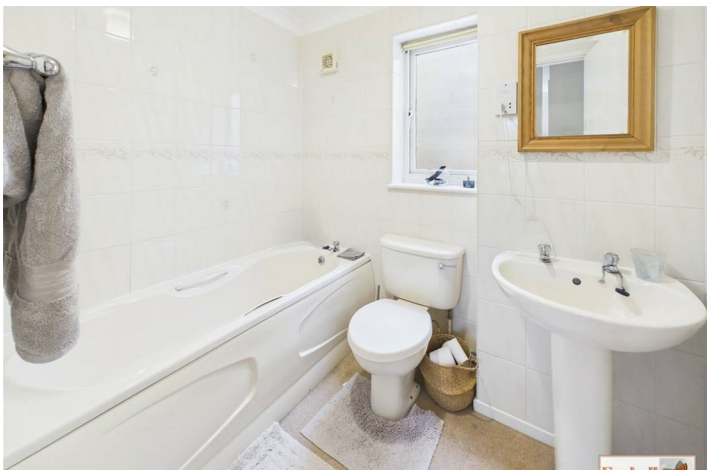
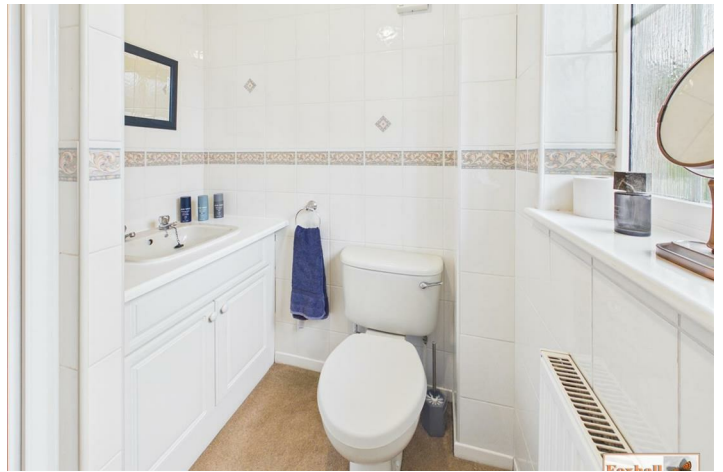
Tenure - Freehold

Council Tax Band - D

The property is approached via a block paved shared driveway which is shared between No:30 and five other detached houses. We believe that any requirements for maintenance of this shared driveway are shared between the six propeties involved. The block paved driveway is in good condition and there are not believed to be any outstanding maintenance requirements.









Road Map



Hybrid Map



Terrain Map



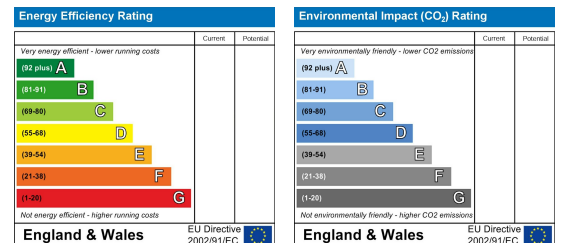
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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