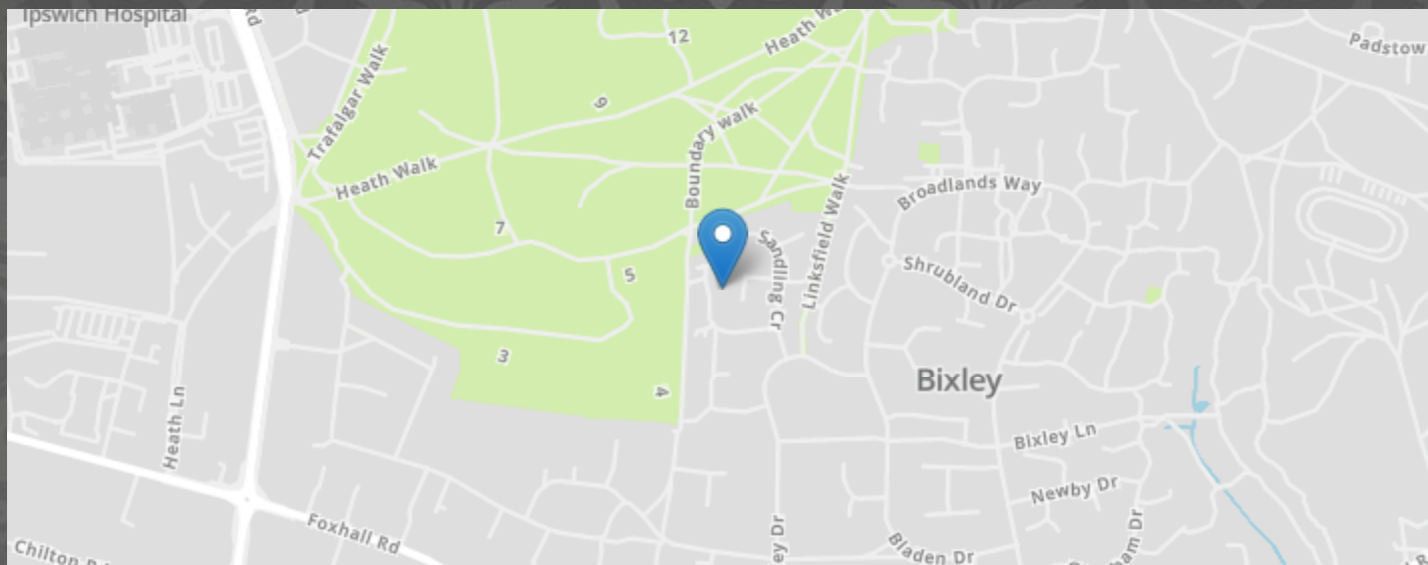


The Fairways, Rushmere St Andrew, Ipswich



- NO ONWARD CHAIN
- OPEN-PLAN KITCHEN/DINING ROOM
- CONSERVATORY
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE
- DETACHED TWO BEDROOM BUNGALOW
- EN-SUITE TO PRINCIPAL BEDROOM
- SEPARATE SHOWER ROOM
- GARAGE AND OFF ROAD PARKING

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MARKS & MANN



The Fairways, Rushmere St Andrew, Ipswich

Offered for sale with NO ONWARD CHAIN is this well-presented CHATER HOMES built TWO BEDROOM DETACHED BUNGALOW on the popular BIXLEY FARM development, EAST IPSWICH. The bungalow comprises entrance hall, sitting room, open-plan kitchen/dining room, conservatory, two bedrooms with an en-suite bathroom to bedroom one, and a further shower room. The property additionally benefits from a garage, off road parking for multiple vehicles and a fully enclosed rear garden.

£420,000

The Fairways, Rushmere St Andrew, Ipswich

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Entrance hall

Doors to the sitting room, kitchen/dining room, both bedrooms the shower room and the airing cupboard.

Lounge

5.57m x 3.44m (18' 3" x 11' 3")
Window to rear as well as patio doors to conservatory that overlooks and gives access to the rear garden.

Conservatory

2.66m x 2.47m (8' 9" x 8' 1")
Single door to side leading to rear garden.

Kitchen/Diner

5.57m x 2.79m (18' 3" x 9' 2")
Dual aspect room with windows to front and rear. Range of matching eye and base level units with worktops over, sink, double oven, hob with extractor over and integrated appliances including a fridge, washing machine and dishwasher. Door giving access to the garage.

Bedroom one

4.54m x 2.73m (14' 11" x 8' 11")
Window to front, door to:

En-suite bathroom

2.21m x 1.68m (7' 3" x 5' 6")
Window to side, panel enclosed bath, hand wash basin and WC.

Bedroom two

3.57m x 2.77m (11' 9" x 9' 1")
Window to front, loft access.

Shower room

2.20m x 1.96m (7' 3" x 6' 5")
Shower cubicle, hand wash basin and WC.

Outside

The front of the property has been laid to resin bond providing off road parking for multiple vehicles and access to the integral garage, which has an up and over door with power and light connected.

Side access leads to the landscaped rear garden which has a resin bond to the immediate rear of the property with the remainder laid to artificial lawn with plants,

shrubs and flower borders, enclosed by wooden fencing. A personnel door gives access to the garage.

Important information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band D.
EPC rating D.
Our ref: SM/elr.

Location

Rushmere St Andrew is a popular area to the East of Ipswich, with local shops and amenities nearby, as well as a regular bus service into Ipswich's town centre.

Just a short distance away is Martlesham Retail Park which includes a Tesco Superstore, Next at Home and Marks & Spencer Food Hall, with Ipswich offering a range of national and independent shops, bars and restaurants.

For the commuter, there is easy access to the A12 and A14 and a mainline train station can be found at Ipswich, with a direct link to London Liverpool Street.

Directions

Please use IP4 5TN as the point of destination.

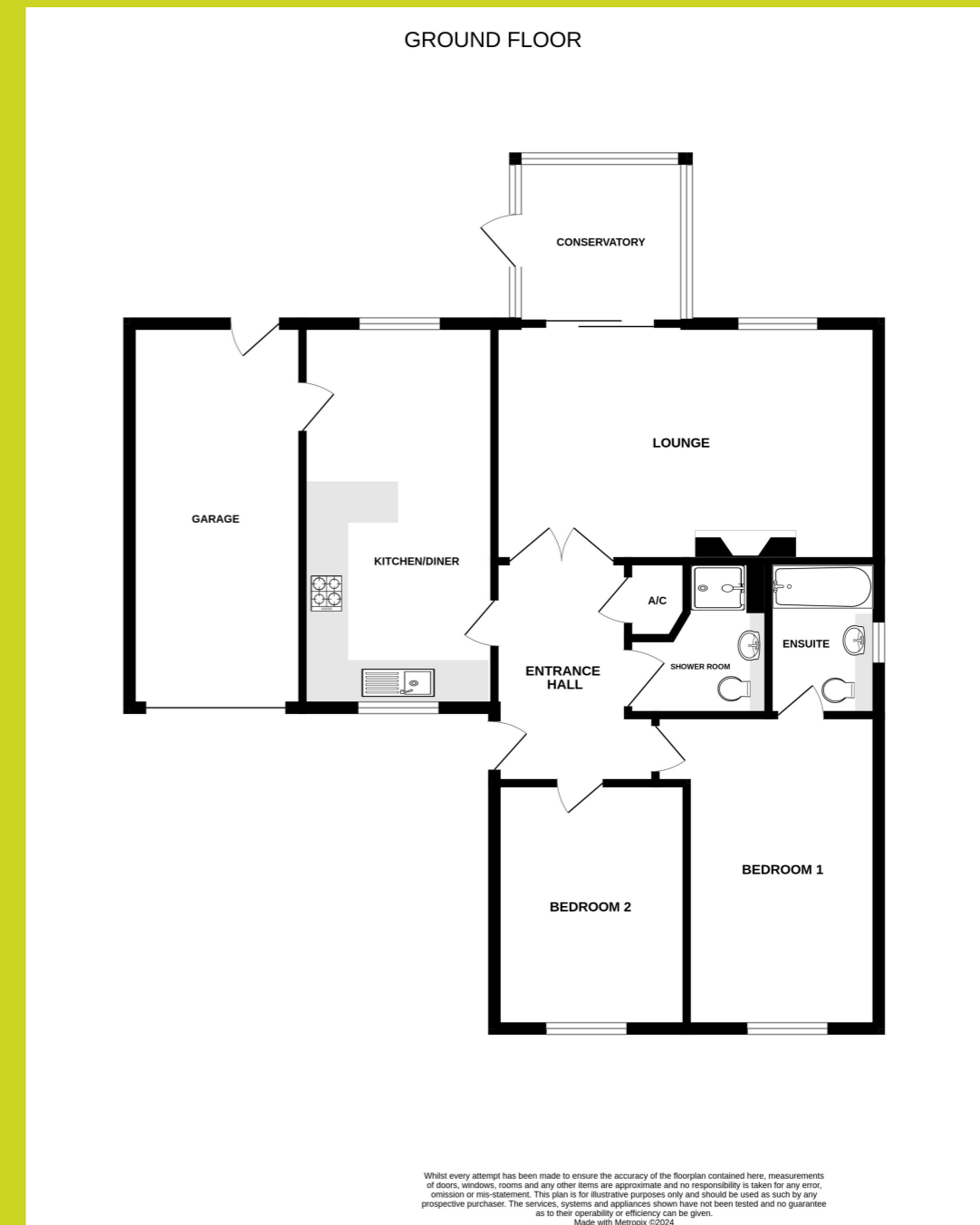
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New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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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The above floor plans are not to scale and are shown for indication purposes only.

