

Rushmere Road | Ipswich | IP4 4LA

Asking Price £365,000 Freehold



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Rushmere Road, Ipswich, Suffolk, IP4 4LA

An extensively extended, remodelled and improved, three bedroom, three reception detached family home located to the popular North-East of Ipswich on the desirable Rushmere Road, convenient to Copleston School. The reconfigured accommodation approaching 1400sqft offers excellent modern and stylish living spaces comprising; entrance hall, kitchen-diner linked to spacious family room with triple bi-fold doors to garden, sitting room (currently used as a work from home salon), and office with en-suite shower room (potentially a fourth bedroom) on the ground floor, with landing, three bedrooms and family bathroom with ball and claw Jacuzzi style bath on the first floor. To the outside there is off-road parking to the front whilst to the rear there is a good-sized South-East facing garden with superb entertainment patio, garage, games outbuilding, shed and tool shed. Early viewing to fully appreciate this thoughtfully appointed and well proportioned, versatile property is highly recommended.

COMPOSITE FRONT DOOR TO

Entrance hall.

ENTRANCE HALL

Vertical radiator, recess under stairs, stairs rising to first floor, broadband point, doors to.

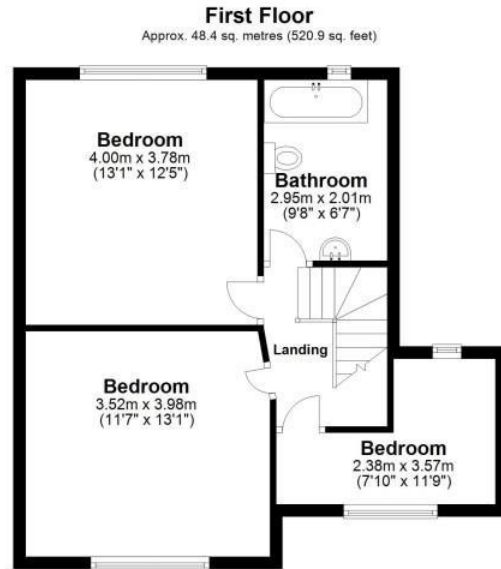
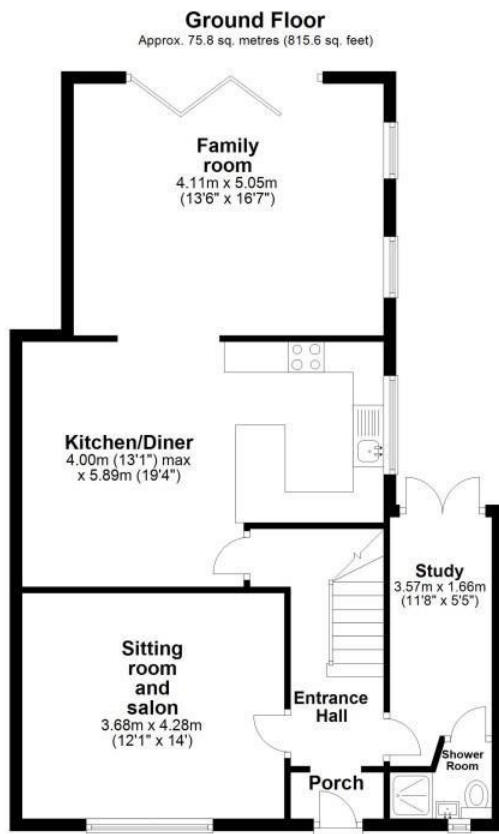
SITTING ROOM (CURRENTLY SALON)

14' x 12' 1" approx. (4.28m x 3.68m) Double glazed window to front, radiator, open fireplace, television point, wood effect flooring.

KITCHEN-DINER

19' 4" x 13' 1" approx. max. (5.89m x 4.00m) Double glazed window to side, radiator, range of base and eye level cupboard and drawer fitted units, granite effect worktops, inset composite one and a quarter bowl sink drainer unit with mixer and boiling water hot drink tap, built-in double oven, inset gas hob with extractor over, spaces for fridge-freezer, washing-machine and dish-washer, cupboard concealing modern wall mounted gas fired boiler, television point, inset LED ceiling lights, patterned tiled flooring, opening through to family room.





FAMILY ROOM

16' 7" x 13' 6" approx. (5.05m x 4.11m) Two double glazed windows to side, twin vertical radiators, television point, wood effect flooring, inset LED ceiling lights, triple bi-fold double glazed doors to garden.

OFFICE

11' 8" x 5' 5" approx. plus recess. (3.57m x 1.66m) Double glazed French doors to garden, vertical radiator, television point, wood effect flooring, inset LED ceiling lights, door to shower room.

SHOWER ROOM

Obscured double glazed window to front, heated towel rail, low level WC, mounted hand-wash basin with mixer tap and cupboard under, shower cubicle with thermostatic shower, wood effect flooring, inset LED ceiling lights, extractor fan.

STAIRS RISING TO FIRST FLOOR

LANDING

Doors to.

BEDROOM ONE

13' 1" x 11' 7" approx. (3.98m x 3.52m) Double glazed window to front, radiator, open fireplace, built-in wardrobe and drawer unit, television point, exposed and painted floorboards.

BEDROOM TWO

13' 1" x 12' 5" approx. (4.00m x 3.78m) Double glazed window to rear, radiator, wall mounted television point, loft access.

BEDROOM THREE (SCOPE TO EXTEND)

11' 9" narrowing to 5' 11" x 7' 10" narrowing to 3' 10" approx. (3.57m x 2.38m) Double glazed window to front, single secondary glazed window to rear, radiator, television point.

FAMILY BATHROOM

9' 8" x 6' 7" approx. (2.95m x 2.01m) Obscured double glazed window to rear, heated towel rail, ball and claw Jacuzzi style bath with electric shower over, low level WC, mounted hand-wash basin with mixer tap and cupboard under, tiled splash backs, oak laminate flooring, extractor fan.

OUTSIDE

The frontage is partly shingled and provides off-road parking with gated shared pedestrian side access to the rear, whilst the larger South-East facing rear garden with open outlook enjoys a generous slate effect paved entertainment patio, good-sized lawn, raised decking platform with substantial wood constructed games outbuilding with power and lighting (22' x 12' approx.), wooden shed with power and lighting (12' x 10' approx.), wooden tool shed, and detached garage with up and over entry door.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,254.05 PA (2024-2025).

NEARBY SCHOOLS

Sidegate Primary and Copleston High.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us

and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
Rushmere Road IPSWICH IP4 4LA	Energy rating C	Valid until: 4 October 2032	Certificate number: 7090-8953-0322-0204-3023
Property type	Detached house		
Total floor area	119 square metres		



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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