



Broadlands Way, Rushmere St. Andrew, IP4 5SU

Guide Price £375,000 Freehold

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# Broadlands Way, Rushmere St. Andrew, Ipswich, IP4 5SU

NO ONWARD CHAIN. A well presented two bedroom detached bungalow on a private road for over 55's and situated in the sought after Rushmere St Andrew. The property comprises: entrance porch, entrance hall, cloakroom, kitchen, open plan kitchen/lounge/diner, conservatory, two bedrooms and shower room. The property benefits from underfloor heating and is convenient to local schools, amenities and Ipswich Hospital.

## ENTRANCE PORCH

Front entrance door, tiled floor and storage cupboard.

## ENTRANCE HALL

UPVC door, loft access, cupboard housing gas boiler, doors to bedrooms, shower room and lounge.

## CLOAKROOM

Tiled flooring, hand wash basin and W.C.

## KITCHEN/LOUNGE/DINER

22' 5" x 16' 0" max (6.83m x 4.88m)

## LOUNGE DINER AREA

Bi-fold door to conservatory, fireplace with surround, TV and phone point and thermostat.

## KITCHEN AREA

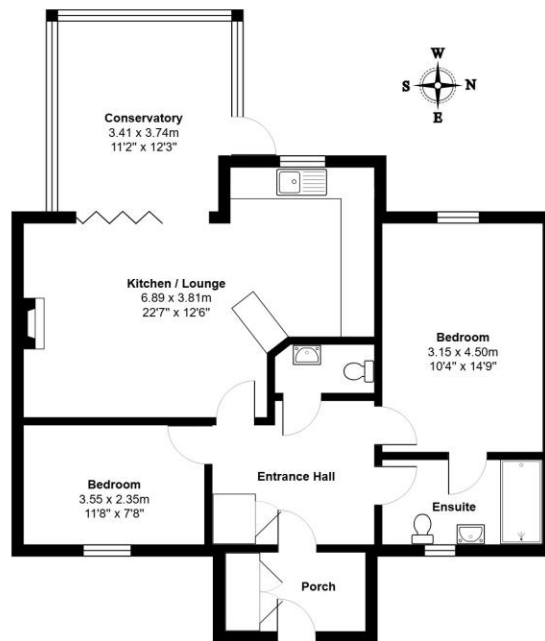
Base and eye level cupboards and drawers, worktops with upturn, 1 ½ sink drainer, integrated larder fridge/freezer, integrated oven, hob and hood, integrated dishwasher, space for washing machine, insert spotlights, breakfast bar with storage. UPVC window to rear aspect.

## CONSERVATORY

Bi-fold doors from the lounge, tile effect flooring, door to rear patio area and built in ceiling blinds.







Total Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup>

### BEDROOM ONE

14' 8" x 10' 4" (4.47m x 3.15m) UPVC double glazed window to rear aspect, TV and phone point, thermostat, door to shower room.

### BEDROOM TWO

11' 8" x 7' 8" (3.56m x 2.34m) UPVC double glazed window to front aspect, TV and phone point and thermostat.

### SHOWER ROOM

Walk in shower with glass screen, rainfall shower and hand mobile shower head, tiled surround, vanity unit with storage. Hand wash basin, W.C with hidden cistern. Heated towel rail, tiled flooring and window to front aspect, door to both bedroom and hall.

### OUTSIDE

Front garden with shingle and mature shrubs, metal fencing with path to front door. Allocated parking to side with rear access via a gate. Rear garden has a patio area, lawn and mature shrubs, outside tap and lighting and gate to side access.

### COUNCIL TAX

Ipswich Borough Council - Band D - £2,358.54 (2025-2026)

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### 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,

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service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Broadlands Way Rushmere St. Andrew IPSWICH IP4 5SU	Energy rating	Valid until: 8 November 2034
	C	Certificate number: 0882-3943-2209-5764-7204



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01473 289333  
**[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)

