

| Rushmere St Andrew | Ipswich | IP4 5WA

Price £550,000 Freehold

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estate agents

37 Larkhill Rise, Rushmere St Andrew, Ipswich, Suffolk, IP4 5WA

A substantial Chater built five double bedroom detached residence believed to be one of only four properties benefitting from similar spacious proportions, located within a cul-de-sac position off the prime residential road of Larkhill Rise, Rushmere St Andrew. The impressive accommodation comprises; entrance reception, spacious fitted kitchen with room for breakfast table, adjoining snug, separate utility, formal sitting and dining rooms and cloakroom on the ground floor with galleried style landing, five double bedrooms, two en-suites and family bathroom on the first floor. To the outside there is a generous wrap around garden mainly laid to lawn which enjoys a South West facing rear outlook and good-sized entertainment patio. To the front there is further lawn, off road parking and access to an attached double garage. Early viewing is highly recommended to fully appreciate the size, style and quality of accommodation on offer.

SHELTERED ENTRANCE

Double glazed front door with glazed apex above.

ENTRANCE RECEPTION

Radiator, double glazed French doors to garden, telephone point, stairs with spindle railed banister rising to first floor, built in hanging wardrobe, tiled floor, inset dimmable lighting, doors to.

KITCHEN

12' 10" x 11' 6" (3.91m x 3.51m) Double glazed windows to front and side, radiator, comprehensive range of classic style base and eye level fitted cupboard and drawer units with stone effect rolled edge worktops, integrated dual electric ovens, inset electric hob with extractor over, integrated dish washer, inset one and a half bowl sink drainer unit with mixer tap, tiled splash backs, under unit courtesy lighting, space for breakfast table, tiled flooring, double doors to snug, door to utility.

UTILITY ROOM

8' 4" x 7' 8" maximum (2.54m x 2.34m) Double glazed window to side, radiator, base level fitted cupboard units, stone effect rolled edge worktop, inset sink drainer unit, plumbing for washing machine, space for fridge-freezer, tiled floor.

SNUG

11' 5" x 9' 4" (3.48m x 2.84m) Double glazed window to front, radiator, television point, telephone point.

SITTING ROOM

22' x 11' 5" (6.71m x 3.48m) Two double glazed windows to side and rear, two radiators, living flame coal effect gas fire, marble back and hearth, stone effect surround, television point, telephone point, dimmable lighting, double doors to dining room.





DINING ROOM

15' x 11' 7" (4.57m x 3.53m) Double glazed window to side, double glazed French doors to garden, radiator, tiled flooring.

CLOAKROOM

Low level WC, pedestal hand wash basin, extractor fan, tiled flooring.

STAIRS RISING TO GALLERIED STYLE LANDING

GALLERIED STYLE LANDING

Radiator, spindle railed stairwell, part vaulted ceiling with double glazed Velux window to rear, access to boarded loft space with ladder, doors to.

MASTER BEDROOM

17' x 11' 5" (5.18m x 3.48m) Double glazed windows to rear and side, double glazed French doors opening to Juliette balcony overlooking garden, radiator, television point, telephone point, door to en-suite.

MASTER EN-SUITE

Double glazed window to side, radiator, five piece suite comprising; panelled bath, enclosed shower cubicle with thermostatic shower, low level WC with concealed cistern, his and hers hand wash basins with cupboards under, extractor fan, tiled splash backs and flooring.

BEDROOM TWO

13' 2" x 11' 8" (4.01m x 3.56m) Double glazed window to front, radiator, television point, telephone point, door to en-suite.

BEDROOM TWO EN-SUITE

Double glazed window to side, low level WC, pedestal hand wash basin, enclosed shower cubicle with thermostatic shower, tiled splash backs and flooring, extractor fan.

BEDROOM THREE

13' x 11' 6" (3.96m x 3.51m) Double glazed window to front, radiator, television point, telephone point.

BEDROOM FOUR

11' 5" x 8' 10" (3.48m x 2.69m) Double glazed window to rear, radiator, television point, telephone point.

BEDROOM FIVE

17' 6" x 9' 8" (part restricted headroom) (5.33m x 2.95m) Triple aspect double glazed dormer window to front, tin double glazed Velux windows to rear, radiator, television point, telephone point.

FAMILY BATHROOM

Double glazed window to side, radiator, panelled bath, low level WC, pedestal hand wash basin, built in cupboard housing hot water tank, tiled splash backs and flooring, extractor fan.

OUTSIDE FRONT

Brick paved off road parking providing access to an attached double garage with up and over doors, power lighting, modern gas fired boiler, double glazed window to rear, internal and rear garden access. Lawned area rapping around side to rear with hedging to front boundary, gated access to rear garden, outside lighting.

OUTSIDE REAR

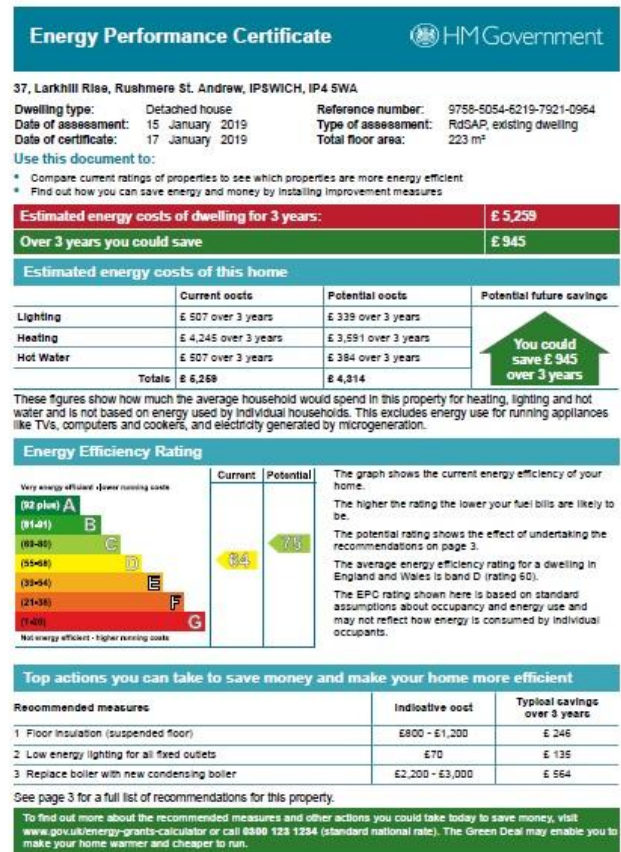
Good-sized attractive South West facing garden mainly laid to mature lawn, generous paved entertainment patio with pagoda over, established trees, variety of shrubs and perennials to borders, wall and fencing to boundaries, outside tap and lighting.

SUFFOLK COASTAL COUNCIL

Tax band F - Approximately £2,368.14 PA (2018-2019)

SCHOOLS

Broke Hall Primary and Copleston High



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125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk