

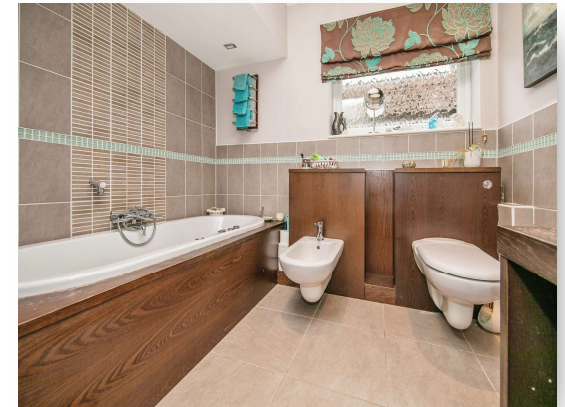


Chestnut Close, Rushmere St. Andrew Ipswich IP5 1ED

welcome to

Chestnut Close, Rushmere St. Andrew Ipswich

****FOUR BEDROOM ** LINKED DETACHED BUNGALOW** SPACIOUS HALLWAY **LOUNGE **BREAKFAST ROOM **KITCHEN **UTILITY ROOM
STUDY **TWO EN-SUITES **FAMILY BATHROOM **OFF ROAD PARKING **VIEWINGS HIGHLY RECOMMENDED



Entrance Door Into –

Spacious Hallway

Built in wardrobes.

Lounge

16' 11" x 11' 11" (5.16m x 3.63m)

Feature fireplace.

Breakfast/ Dining Room

18' 1" x 8' 6" (5.51m x 2.59m)

Bi-fold doors to rear overlooking and leading to garden. Vaulted ceiling. Doors to utility room. Open planned into-

Kitchen

11' 10" x 9' 11" (3.61m x 3.02m)

Sink unit with mixer tap over. Adjoining work surface with under cupboards and drawers and matching base units. Range oven with extractor hood over. Tiled flooring. Built in corner larder unit along with built in micro-wave. Under counter fridge.

Utility Room

8' 5" x 7' (2.57m x 2.13m)

Double glazed door to the rear and door to garage. Space for washing machine and tumble dryer with storage cupboards above.

Snug/study

10' 7" x 8' 7" (3.23m x 2.62m)

Sliding glass doors leading into the study. Double glazed window to the rear and vaulted ceiling.

Bedroom One

13' 4" x 11' 4" (4.06m x 3.45m)

Double glazed window to the side. Open plan to an en-suite/dressing room.

Dressing Area/en-Suite

Vaulted ceiling, central shower cubicle with wash hand basin and low level W/C. Built in wardrobes with general shelving and hanging space.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

Double glazed window to the front.

En-Suite

Shower and low level WC.

Bedroom Three

10' 11" x 9' 6" (3.33m x 2.90m)

Double glazed window to the front.

Bedroom Four

10' 2" x 8' 11" (3.10m x 2.72m)

Double glazed window to the front and built in wardrobes.

Family Bathroom

Five piece suite comprising of two wash hand basins, bidet, Jacuzzi style bath and low level WC. Double glazed obscured window to the side.

Outside

Front Garden

Mature front garden with a range of established plants, shrubs and trees. Driveway to allow for off-road parking.

Rear Garden

Vendor lovingly cared for the garden over the years and it has been well landscaped with lawn area with artificial lawn. Pond area.



view this property online williamhbrown.co.uk/Property/IPW103253



welcome to

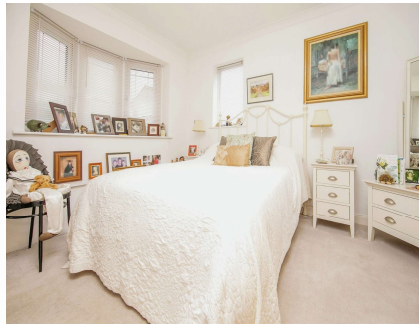
Chestnut Close, Rushmere St. Andrew Ipswich

- Rushmere Village
- Cul-de-sac Location
- Eastern Fringe of Ipswich
- Off-Road Parking
- Extended Accommodation

Tenure: Freehold EPC Rating: C

offers in excess of

£550,000



view this property online williambrown.co.uk/Property/IPW103253

Please note the marker reflects the
postcode not the actual property



Property Ref:
IPW103253 - 0008

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williambrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williambrown.co.uk