

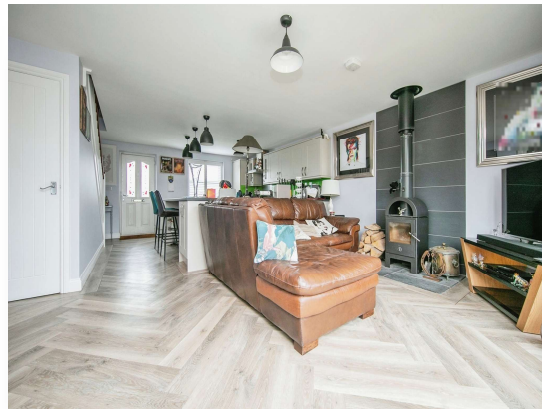


**Seven Cottages Lane, Rushmere St. Andrew Ipswich IP5 1DY**

**welcome to**

**Seven Cottages Lane, Rushmere St. Andrew Ipswich**

**\*\*NORTH EAST IPSWICH\*\* \*\*SEMI-RURAL LOCATION\*\* \*\*GARAGE AND OFF ROAD PARKING\*\* \*\*2016 BUILT\*\* \*\*THREE FIRST FLOOR BEDROOMS\*\*  
**\*\*GROUND FLOOR BEDROOM/OFFICE OR SNUG\*\* \*\*GROUND FLOOR SHOWER ROOM\*\* \*\*FIRST FLOOR BATHROOM\*\* \*\*EN-SUITE SHOWER ROOM\*\*****



### **Entrance Door**

Leading to Kitchen/Living area

### **Open Plan Kitchen/Living Area**

23' 10" x 15' 9" (7.26m x 4.80m)

Leading into open plan kitchen/living area. Kitchen area with range of floor and wall units, with co-ordinated work surfaces and splash backs. Sink drainer unit with mixer tap. Impressive breakfast bar, which can be used as a dining area. There is a range of integrated appliances including integrated fridge/freezer, integrated washing machine and dishwasher, inset electric oven, hob and extractor above. Within the living area is a feature log burner and bi-fold doors which give an open flow to the garden and link the spaces well.

### **Bedroom 4/Home Office**

12' 1" x 10' 1" (3.68m x 3.07m)

Dual aspect room with windows to front and side, this versatile room could be used as a work from home space, a snug, or a ground floor bedroom. As a bedroom has the added benefit of being able to be used with the adjacent shower room to complement the space.

### **Shower Room**

Fitted with a suite comprising of a shower, pedestal wash hand basin, low level WC. There a ladder style towel radiator, extractor fan. Window to rear.

### **First Floor Landing**

With built in airing cupboard

### **Bedroom One**

12' 6" x 12' 4" (3.81m x 3.76m)

Window to front, built in storage/wardrobe. Door to

### **Bedroom Two**

14' 6" x 9' 10" (4.42m x 3.00m)

Window to front, built in double wardrobes, door to

### **En-Suite Shower Room**

Window to rear aspect, double shower cubicle, pedestal wash hand basin, low level W/C, chrome towel rail, extractor fan.

### **Bedroom Three**

11' 1" x 9' 1" (3.38m x 2.77m)

Window to rear, fitted wardrobe.

### **Bathroom**

Window to rear. Suite comprising of low level W/C, pedestal wash hand basin, panel enclosed bath, towel radiator.

### **Outside Front**

Path to front door, garden with picket fencing to front.

### **Outside Rear**

The rear garden has an access gate to rear leading to the properties off road parking space. There is a generous garage with power and light. The property is accessed via a shared driveway, which leads to the parking area.



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## Seven Cottages Lane, Rushmere St.

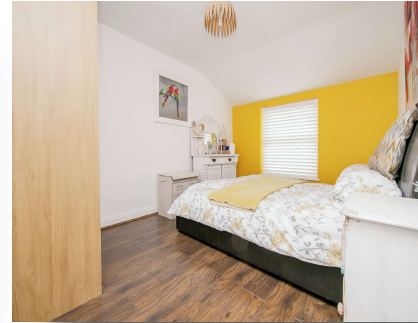
### Andrew Ipswich

- NORTH EAST IPSWICH
- FANTASTIC FAMILY HOME
- GARAGE AND OFF ROAD PARKING
- SEMI RURAL LOCATION
- OPEN PLAN KITCHEN/LIVING AREA

Tenure: Freehold EPC Rating: C

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW103319 - 0002

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