



Ickworth Crescent, Rushmere St. Andrew Ipswich IP4 5PQ

welcome to

Ickworth Crescent, Rushmere St. Andrew Ipswich

****EAST IPSWICH **DETACHED HOUSE **THREE BEDROOMS **CLOAKROOM **EARLY VIEWING STRONGLY ADVISED ** FIRST FLOOR FAMILY BATHROOM ** TWO RECEPTION ROOMS **GARAGE **OFF ROAD PARKING**



Hallway

On entering the property through the entrance door with matching side panel is the entrance hall with stairs rising to the first floor and an under stairs storage cupboard. There are doors to the sitting room, kitchen and downstairs cloakroom.

Cloakroom

Window to the side aspect and comprises of a wash hand basin and low level WC

Living Room

15' 1" x 10' 7" (4.60m x 3.23m)

Window to the front aspect, radiator, door to the rear leading into the dining room

Dining Room

10' 2" x 8' 8" (3.10m x 2.64m)

Double glazed doors to the rear, overlooking and leading into the garden. Radiator. Doorway to kitchen.

Kitchen

11' x 8' (3.35m x 2.44m)

Featuring a range of floor and wall units with co-ordinated work surface. There is an integrated sink drainer unit with swan mixer tap, integrated oven, four ring gas hob and extractor and space for a dishwasher and a washing machine. A door to the rear of the kitchen leads into the garden. Window to rear aspect.

First Floor Landing

With airing cupboard and access to the loft which is part boarded and has power and light. Window to side aspect

Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)

Window to front aspect, built-in wardrobe with excellent storage space and sliding doors.

Ensuite Shower Room

Window to front aspect. Suite comprising of low level wc, wash hand basin and shower cubicle.

Bedroom Two

9' 7" x 8' 2" (2.92m x 2.49m)

Window to rear aspect, built-in wardrobe with sliding doors, views to rear of the garden and the trees beyond.

Bedroom Three

8' 2" x 8' 7" narrowing to 6' 6" (2.49m x 2.62m narrowing to 1.98m)

Window to side aspect, radiator.

Bathroom

Window to the side aspect, comprising of a panel enclosed bath, pedestal wash hand basin and low-level WC.

External Details

The rear garden has been predominately laid to lawn and features a courtesy door into the garage. To the front of the property is a driveway providing off road parking for multiple vehicles, leading to the garage which has an "up and over" door.



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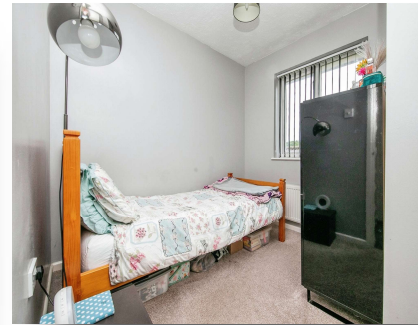
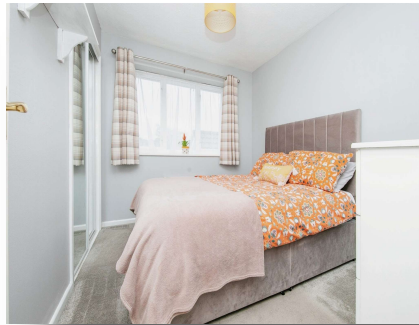
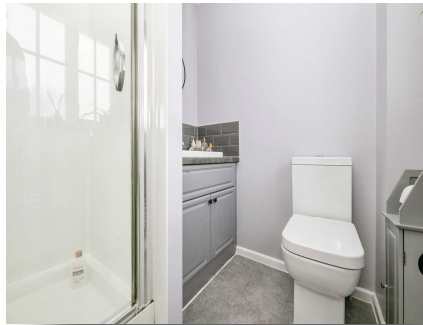
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- EAST IPSWICH
- BIXLEY FARM
- GARAGE AND OFF-ROAD PARKING
- TWO RECEPTION ROOMS
- CLOAKROOM

Tenure: Freehold EPC Rating: D

guide price

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW102927 - 0003

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